



Preliminary Bat Roost Assessment & Nesting Bird Survey Report

19 Conisboro Avenue, Reading,
Berkshire, RG4 7XJ

Client	Roger McMahon
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Quality Assurance

	Name	Position	Date	Signature
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Document History

Version	Date	Revision
1	12/08/2021	Issued to the client.

Disclaimer

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The evidence in this document is based upon the field survey(s) detailed. Due to the changing nature of ecology the list of species present cannot be considered comprehensive and Smart Ecology cannot guarantee that other protected/notable species and habitats are not present.

The ecology of a site is constantly changing and therefore the information provided in this document is only relevant at the time of survey. If it has been over 12 months since this survey was undertaken advice should be sought on whether an updated survey is necessary.

The evidence which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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Non-Technical Summary

Purpose of Report	Smart Ecology was commissioned by Roger McMahon to undertake a preliminary bat roost assessment and nesting bird survey of 19 Conisboro Avenue, Reading, Berkshire, RG4 7XJ. This was to inform a planning application to Reading Borough Council for extensions on both the front and back of the property, which would affect large areas of the existing roof (Planning reference: 210703).
Methodology	A desk study was undertaken, and a daytime external and internal inspection of the building was carried out to look for evidence of, and potential for, roosting bats and nesting birds.

Results and Recommendations			
Species	Suitability Assessment	Survey & Mitigation Requirements	Timing
Bats	Low (active period) Negligible (hibernation period)	Emergence/re-entry surveys - One survey to determine the presence or likely absence of roosting bats in the building. Three surveyors will be needed to view all elevations. If roosting bats are found to be present, then one or more additional emergence/re-entry surveys would be required to fully characterise the roost(s).	May to August.
Birds	Potential	Timing of works - Undertake works which would impact roof tiles outside of the nesting season. If this is not possible then the building must be checked by an ecologist for active nests no more than 48 hours before works commence. Any active nests found must be left undisturbed until the young have fledged.	No works which would impact roof tiles between March and August inclusive (or an inspection must be carried out by an ecologist).

Conclusions	The proposed works could impact upon roosting bats. Therefore, further surveys of the building are required to determine the presence or absence of roosting bats.
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1 Introduction

1.1 Background

- 1.1.1 Smart Ecology was commissioned by Roger McMahon to undertake a preliminary bat roost assessment and nesting bird survey of 19 Conisboro Avenue, Reading, Berkshire, RG4 7XJ (central grid reference SU 7029 7613). See Figure 1, Section 7 for a site location map.
- 1.1.2 This was to inform a planning application to Reading Borough Council for extensions on both the front and back of the property, which would affect large areas of the existing roof (Planning reference: 210703).
- 1.1.3 The survey comprised a daytime external and internal inspection of the building to look for evidence of, and potential for, roosting bats and nesting birds.
- 1.1.4 This report has been prepared by Joseph Wilkie, assistant ecologist at Smart Ecology and a qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM), with reference to the Bat Conservation Trusts (BCT) good practice guidelines (Collins, 2016), CIEEM's Guidelines for Ecological Report Writing (CIEEM, 2017), and BS42020 Biodiversity – a code of practice for planning and development (BSI, 2013).

1.2 Aims

- 1.2.1 The purpose of the survey and report was to:
 - Check the building for evidence of roosting bats and nesting birds.
 - Describe and assess the suitability of the building for roosting bats and nesting birds.
 - Assess the impact of the proposed development on bats and nesting birds.
 - Provide recommendations for further surveys, mitigation, and enhancements.

1.3 Site Context

- 1.3.1 The property is detached and located in the northern suburbs of Reading. It has a large garden to the rear bounded by a hedgerow with trees. Other than residential and commercial/industrial development, the local landscape is dominated by residential parks, a golf course, arable and pasture fields bounded by tree-lines and hedgerows, with scattered areas of woodland and traditional orchard also present.



2 Methodology

2.1 Desk Study

- 2.1.1 The Multi-Agency Geographic Information Centre (MAGIC)¹ website was consulted for existing information on:
- Statutory designated sites designated for bats within 6 km of the site².
 - Granted bat European Protected Species (EPS) mitigation licences within 2 km of the site.
 - Habitats within 6 km of the site³.
- 2.1.2 A data search was not obtained from the Local Records Centre as it was considered that this would not provide any significant additional information to inform the assessment.

2.2 Field Survey

Personnel

- 2.2.1 The survey was carried out by Joseph Wilkie; see Table 2-1 for details of the surveyor's experience and qualifications. All work was undertaken with reference to BCT's good practice guidelines (Collins, 2016).

Table 2-1: Surveyor information

Surveyor	Natural England Bat Survey Licence	Experience
Joseph Wilkie BSc Qualifying member of CIEEM	Working under Rachel Barber's Level 2 (2016-25176)	Three years' experience in ecological consultancy. BSc Environmental Resource Management (Plymouth University – 1 st).

Habitat Assessment

- 2.2.2 Habitats on and in the vicinity of the site were assessed for their suitability for commuting and foraging bats.
- 2.2.3 Taking into account information regarding habitats within 6 km of the site obtained during the desk study, an assessment of habitat suitability was then made with reference to the BCT good practice guidelines (Collins, 2016); see Table 2-2 for the assessment criteria.

¹ <http://magic.defra.gov.uk> (accessed July 2021).

² 6 km is the largest known bat Core Sustainance Zone (CSZ) (Collins, 2016).

³ To inform an assessment of the suitability of habitats for commuting and foraging bats.



Table 2-2: Habitat suitability assessment criteria

Suitability	Description
Negligible	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, 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 foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, treelined watercourses and grazed parkland. Site is close to and connected to known roosts.

Building Survey

- 2.2.4 The survey was undertaken on the 9th of August 2021. Refer to Table 2-3 for details of weather conditions during the survey.

Table 2-3: Survey weather conditions

Variable	Weather Conditions
Cloud cover	50 %
Temperature	19°C
Wind	Light breeze (BWS 2)
Precipitation	None

- 2.2.5 The building was surveyed for evidence of, and potential for, roosting bats following the methodology outlined in the BCT good practice guidelines (Collins, 2016). A detailed external and internal inspection of the building was undertaken using a high-powered torch (Clulite 1 million candle power), close focusing (8.5 x 21) binoculars, and an endoscope. Possible entry/exit locations for bats, potential roost sites, and the presence of or evidence of bats (e.g. carcasses, droppings, urine, grease marks, feeding remains, squeaking etc.) were noted.
- 2.2.6 An assessment was made of the suitability of the building for roosting bats during the bat active period (i.e. March to October) with reference to the BCT good practice guidelines (Collins, 2016); see Table 2-4 for the assessment criteria.



Table 2-4: Bat roost suitability assessment criteria and required surveys

Suitability	Description	Number of Surveys Required ²
Negligible	Negligible suitability for roosting bats.	None
Low	1 + potential roost sites that may be used by individual bats opportunistically. However, these potential roost sites do not provide suitable conditions ¹ or have suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.	One
Moderate	1 + potential roost sites with suitable conditions ¹ and surrounding habitat but unlikely to support high conservation status roosts.	Two
High	1 + potential roost sites with good conditions ¹ and surrounding habitat, that are obviously suitable for use by large number of bats regularly.	Three
Confirmed bat roost	1 + roost sites.	Two (minimum)

¹ Conditions include size, protection, shelter, temperature, humidity, height above ground, light levels and disturbance levels.

² Recommended number of emergence/re-entry surveys required by the BCT good practice guidelines (Colins, 2016) to provide confidence that bats are absent from the building/structure, or to characterise confirmed roosts.

- 2.2.7 During the survey, the interior and exterior of the building was also checked for evidence of birds (e.g. droppings, feathers, nesting material etc.), and features with potential for use by nesting birds.

Hibernation Assessment

- 2.2.8 An assessment of the suitability of the buildings for hibernating bats was undertaken, which considered the following aspects (Middleton, 2019):
- Presence and suitability of potential roost features.
 - Temperature and humidity conditions likely to be present during the hibernation period (i.e. between November and February).
 - The suitability of habitat in the local landscape for bats.
 - Presence of known roosts within, or close to, the structure/building.
- 2.2.9 Refer to Table 2-5 for the assessment criteria and suitability.



Table 2-5: Hibernation assessment criteria (adapted from Middleton, 2019)

Suitability	Description
Negligible	Negligible suitability for roosting bats.
Low	Limited number of external features, many features shallow (e.g. less than 10 cm deep). The features would not typically be regarded as providing the protection from weather or favourable temperature and humidity conditions required during the winter period. OR External and/or internal features present which offer full protection from the weather, however the surrounding habitat offers negligible/low suitability for bats. OR No roosts exist in the structure or nearby over the active period.
Moderate	External and/or internal features present which larger numbers of bats could occupy. The features offer full protection from the weather and there is potential for suitable temperature and humidity conditions. The site is well connected to moderate or high suitability habitat.
High	External and/or internal features present which offer a 'classic' hibernation setting (e.g. stable temperature, humid conditions, underground site). The site is well connected to moderate or high suitability habitat.

2.3 Limitations

- 2.3.1 Bat droppings/bats may not be found during surveys as these often remain in inaccessible locations such as under tiles, between tiles and felt, or within crevices and cavities. However, it was still possible to note whether there were any suitable features which could be used by roosting bats.



3 Results

3.1 Desk Study

Statutory Designated Sites

- 3.1.1 Two statutory designated sites which include bats as a reason for their designation are located within 6 km of the site. Both are Local Nature Reserves (LNR); see Table 3-1 for details.

Table 3-1: Statutory designated sites designated for bats within 6 km

Site	Approximate Distance from Site (km)	Description
Blundells Copse LNR	3.76	Ancient woodland with a stream home to roosting bats.
Ali's Pond LNR	5.42	Wildlife oasis supporting many aquatic/wetland species and pipistrelle bats.

EPS Mitigation Licences

- 3.1.1 Twelve EPS bat mitigation licences have been granted within 2 km of the site; refer to Table 3-2 for details. This shows that bats are present in the area and that the local landscape has suitability for bats.

Table 3-2: Granted bat EPS mitigation licences within 2 km

Case Reference	Approximate Distance from Site (km)	Species Affected	Start Date	End Date	Impact Allowed
2015-18560-EPS-MIT	570	Brown long-eared Soprano pipistrelle	25/01/2016	31/01/2021	Destruction of a resting place
2014-3600-EPS-MIT	610	Common pipistrelle	29/09/2014	01/10/2019	Damage and destruction of a resting place
2014-2980-EPS-MIT	780	Common pipistrelle Soprano pipistrelle	12/09/2014	01/10/2015	Destruction of a resting place
2017-29064-EPS-MIT	900	Soprano pipistrelle	01/09/2017	01/09/2027	Damage and destruction of a breeding site
2015-13539-EPS-MIT	1050	Common pipistrelle	02/09/2015	01/09/2016	Destruction of a resting place



Case Reference	Approximate Distance from Site (km)	Species Affected	Start Date	End Date	Impact Allowed
2016-27061-EPS-MIT	1140	Brown long-eared Common pipistrelle	03/01/2017	03/01/2017	Destruction of a resting place
2015-14137-EPS-MIT	1210	Common pipistrelle Soprano pipistrelle	16/09/2015	15/09/2020	Destruction of a resting place
EPSM2013-6025	1490	Brown long-eared	26/07/2013	31/12/2013	Destruction of a resting place
2014-1343-EPS-BDX	1650	Soprano pipistrelle	01/10/2014	30/10/2014	Impact on a breeding site
EPSM2012-4292	1740	Common pipistrelle Soprano pipistrelle Brown long-eared	18/04/2012	31/10/2014	Destruction of a resting place
2017-28760-EPS-MIT	1800	Brown long-eared	09/05/2017	02/05/2022	Damage to a resting place
EPSM2011-3175	1890	Common pipistrelle	10/07/2011	31/08/2012	Damage of breeding site and resting place

Habitat Assessment

- 3.1.2 With reference to Collins (2016), it is assessed that habitats within the local landscape have **moderate suitability** for foraging and commuting bats; see Table 3-3 for details of the assessment. The presence of moderately suitable habitats in the local landscape indicates a likelihood that bats may roost in buildings close to these habitats where suitable roosting opportunities are available.

Table 3-3: Habitat assessment

Habitat and Environmental Context	Suitability Descriptions ¹		Comment	Suitability ¹
General location	H	Rural	Suburban residential with mature gardens.	M
	M	Suburban/intensive farmland		
	L	Dense urban		
Foraging opportunities (within 50 m)	H	Well connected, high quality habitat (e.g. broadleaved woodland, tree-lined watercourses, grazed parkland)	Mature gardens with trees.	M



Habitat and Environmental Context	Suitability Descriptions ¹		Comment	Suitability ¹
	M	Connected habitat (e.g. trees, scrub, grassland, water)		
	L	Isolated habitat (e.g. lone tree, small scrub patch)		
Foraging opportunities within 2 km	H	Well connected, high quality habitat (e.g. broadleaved woodland, tree-lined watercourses, grazed parkland)	Approximately 50% suburban areas of Reading with remainder comprising of a golf course, farmland and several areas of broadleaved woodland (including ancient woodland) and one area of lowland calcareous grassland.	M
	M	Connected habitat (e.g. trees, scrub, grassland, water)		
	L	Isolated habitat (e.g. lone tree, small scrub patch)		
Foraging opportunities within 2 - 6 km	H	Well connected, high quality habitat (e.g. broadleaved woodland, tree-lined watercourses, grazed parkland)	More extensive urban areas to the south with further woodland including ancient woodland to the north, and areas of coastal and floodplain grazing marsh.	M
	M	Connected habitat (e.g. trees, scrub, grassland, water)		
	L	Isolated habitat (e.g. lone tree, small scrub patch)		
Commuting opportunities	H	Continuous, high quality, well connected habitat (e.g. river valleys, hedgerows, tree lines, woodland edge)	Continuous connectivity to foraging habitat via back gardens.	M
	M	Continuous connected habitat (e.g. tree lines, linked back gardens)		
	L	Isolated habitats (e.g. gappy hedgerow, unvegetated stream)		
Overall Assessment Result			Features in the local landscape have moderate suitability for foraging and commuting bats.	Moderate

¹ H = High; M = Moderate; L = Low

3.2 Field Survey

3.2.1 Refer to Table 3-4 for the results of the building survey.



Table 3-4: Building survey results

General Photographs		
		
	Eastern and northern elevations	Western elevation
		
	North and western elevations	West and southern elevations
		
	Roof space A	Roof space B
General Description	Building description	Two-storey house with annex extension.
	Current use	Residential.
	Number of storeys	Two.
	Age	1960s main house, 2000s annex.
External	Elevation construction	Reconstituted block.

Description	Roof type	Double pitched with hips on the annex and flat roofed dormer windows on the eastern elevation.
	Roof material	Interlocking cement/clay pantiles.
	Roof ridge orientation	L-shape approximately north to south and east to west with annex to the south-west.
	Bargeboards/fascias/soffits	Plastic soffits, fascia and bargeboards.
	Windows/doors	uPVC framed.
	Lead flashing	In the valleys around the annex and around the dormer windows on the eastern elevation.
	Artificial lighting	• Motion sensor lights on eastern and western elevations. • Light spill from windows likely.
External Potential Roost Features (See Appendix 1 for photographs)	• Several gaps between tiles on the north, east and western elevations (P1). • Gaps at the end of tiles providing access to roost between tiles and felt lining (P2). • Gap around the flat roof of the dormer window on the eastern elevation (P3) • Approximate 6 cm gap under the bargeboard, this was fully inspected in the active period with no evidence of bats (P4).	
External Features for Birds	Gaps at end of roof tiles.	
Internal Description	Number of roof spaces	Two separate roof spaces A and B: A - 'L' shaped roof space, connecting annex to first floor roof space internally. B - 'L' shaped roof space.
	Roof space dimensions	A - Approximately 2 m high, 3 m wide and 9 m long. B - Approximately 1.6 m high, 3.8 m wide and 14.5 m long.
	Presence and extent of cobwebs	A - Moderate cobweb cover throughout roof space. B - Few cobwebs, mostly in the corners.
	Roof construction	Prefabricated wooden rafters with ridge board.
	Roof lining	Breathable membrane over annex. Bitumen felt throughout main house roof spaces.
	Elevation construction	Blockwork gable walls.
	Natural light levels	None.
	Exposure to weather	Sheltered.
	Level of disturbance	A - Very low disturbance in roof space. B - Moderate level of disturbance.
	Flight space	Relatively small and cluttered.
Internal Potential Roost Features (See Appendix 1 for photographs)	• On timber rafters throughout all roof spaces, although no evidence of roosting noted below rafters. • Tears and overlapping felt in roof space A (P5). • Tears and overlapping felt in roof space B (P6).	

Potential Access Points to Interior	• Gaps between tiles and tears in felt. • At the end of tiles.
Internal Features for Birds	None.
Evidence of Bats	None.
Evidence of Birds	None.
Bat Roost Suitability Assessment	LOW No evidence of bats was identified, however potential roost features were noted on the building's exterior and interior, and features which could permit bats access to the roof spaces were present. Habitats and EPS licences in the local area show the local landscape supports bat populations.
Bat Hibernation Potential	NEGLIBILE Features did not provide full shelter or the conditions suitable for use as a hibernation roost.



4 Evaluation

4.1 Bats

Suitability Assessment

- 4.1.1 The building was assessed to have **low suitability** for roosting bats during the active period with a few potential roost sites (e.g. under tiles) that may be used by individual bats opportunistically. No evidence of bat use was noted. The surrounding habitat was assessed to have moderate suitability for bats which indicates a likelihood that bats may roost in buildings close to these habitats where suitable roosting opportunities are available.
- 4.1.2 The building was assessed to have negligible suitability for roosting bats during the hibernation period as the potential roost sites did not offer suitable conditions (e.g. stable temperatures, humidity) for hibernation.

Legislation and Planning Policy

- 4.1.3 All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended); see Table 4-1.

Table 4-1: Legal implications of legislation with regard to bats

Legislation	Legal Implications
Conservation of Habitats and Species Regulations 2017 (as amended)	It is illegal to: • Deliberately capture, injure or kill bats. • Deliberately disturb¹ bats. • Damage or destroy a breeding site or resting place².
Wildlife and Countryside Act 1981 (as amended) – sub-sections 9(4) b and c and 9(5) only	It is illegal to: • Intentionally or recklessly disturb bats while they are occupying a structure or place of shelter or protection². • Intentionally or recklessly obstruct access to a structure or place of shelter or protection².

¹ Disturbance under the Conservation of Habitats and Species Regulations 2017 (as amended) is defined as impairing the ability of an animal to survive, breed, reproduce, rear or nurture their young, hibernate or migrate, or to significantly affect the local distribution or abundance of the species.

² Bat roosts are any structure or place used for breeding, shelter or protection and are protected even when bats are not present.

- 4.1.4 A EPS licence is required if works affect bats or their roosts. EPS licences are issued by Natural England only after the following three tests have been satisfied:
- The proposed works must be for the purpose of preserving public health or safety or other imperative reasons of overriding public interest.
 - There is no satisfactory alternative to the proposed works.
 - The proposed works will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.
- 4.1.5 The presence of bats is a material consideration in the planning process and local planning authorities will refuse planning permission where a EPS licence is unlikely to be granted and a



criminal offence relating to bats is likely to result from a development.

- 4.1.6 Additionally, barbastelle, Bechstein's bat, brown long-eared, greater horseshoe bat, lesser horseshoe bat, noctule, and soprano pipistrelle bats are designated as species of principal importance (priority species) under the Natural Environment and Rural Communities Act 2006. Section 40 of this Act places a duty on local planning authorities to 'have regard' to conserving these species when determining planning applications.
- 4.1.1 Paragraph 170 of the National Planning Policy Framework (NPPF) 2019 states that planning decisions should protect sites of biodiversity value, minimise biodiversity impacts, and contribute to net biodiversity gains. Paragraph 175 states that planning permission should be refused if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for. The NPPF also emphasises the need to protect priority species.

Impact Assessment

- 4.1.1 The proposed works to the building could potentially destroy bat roosts and disturb, kill, or injure bats (if present at the time of works).

4.2 Birds

Suitability Assessment

- 4.2.1 Birds could nest under roof tiles, although no evidence of nesting was observed.

Legislation and Planning Policy

- 4.2.2 Birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended); see Table 4-2 for details.

Table 4-2: Legal implications of legislation with regard to birds

Legislation	Legal Implications
Wildlife and Countryside Act 1981 (as amended)	It is illegal to intentionally: • Kill, injure or take any wild bird. • Take, damage or destroy a wild bird's nest while it is in use or being built. • Take or destroy the eggs of any wild bird. • There is additional protection for birds listed on Schedule 1 (S1) of the Act, which includes barn owls, whereby it is an offence to intentionally or recklessly disturb a S1 bird while building a nest or in or near a nest containing eggs or young, and disturb dependent young of a S1 bird.

- 4.2.3 Additionally, several bird species are designated as species of principal importance (priority species) under the Natural Environment and Rural Communities Act 2006, including house sparrow and common starling which often nest in buildings. Section 40 of this Act places a duty on local planning authorities to 'have regard' to conserving these species when determining planning applications. The NPPF also emphasises the need to protect priority species.



Impact Assessment

- 4.2.4 If works which would impact roof tiles take place during the nesting season (which is typically March to August inclusive) then there is potential for killing/injury of birds, and destruction of eggs and active nests.



5 Further Actions

5.1 Surveys

- 5.1.1 Details of required further surveys are provided in Table 5-1. Mitigation and enhancements will be provided once the further surveys are complete.

Table 5-1: Survey and mitigation requirements

Species	Suitability Assessment	Survey & Mitigation Requirements	Timing
Bats	Low (active period)	Emergence/re-entry surveys - One survey to determine the presence or likely absence of roosting bats in the building. Three surveyors will be needed to view all elevations. If roosting bats are found to be present, then one or more additional emergence/re-entry surveys would be required to fully characterise the roost(s).	May to August.
	Negligible (hibernation period)	None.	N/A
Birds	Potential	Timing of works - Undertake works which would impact roof tiles outside of the nesting season. If this is not possible then the building must be checked by an ecologist for active nests no more than 48 hours before works commence. Any active nests found must be left undisturbed until the young have fledged.	No works which would impact roof tiles between March and August inclusive (or an inspection must be carried out by an ecologist).



5.2 Enhancements

- 5.2.1 In line with the NPPF, details of opportunities to provide a biodiversity enhancement for nesting birds are detailed in Table 5-2. Opportunities for enhancements for bats should be provided with the results of the further bat survey.

Table 5-2: Opportunities for biodiversity enhancements

Opportunity	Details
Provision of bird nest boxes	One or more nest boxes could be installed on the external elevations of the extended building. Ideally these should be integrated boxes which are built into the walls (e.g. Vivara Pro WoodStone House Sparrow Nest Box, Woodstone Build-in Open Nest Box, Schwegler Brick Nest Boxes). Alternatively, boxes could be mounted on the external walls (e.g. Vivara Pro Seville 28 mm or 32 mm WoodStone nest box, Vivara Pro WoodStone house martin nest) or on trees (e.g. 1B Schwegler bird box, Vivara Pro Seville 32mm WoodStone nest box, 2GR Schwegler nest box). Nest boxes must be installed 3 – 4 m above ground level, and ideally face between the north and east to avoid direct sunlight and prevailing wind and rain. Birds must have a clear flight path to and from the boxes.



6 References

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7 Figures

Figure 1 – Site Location Map



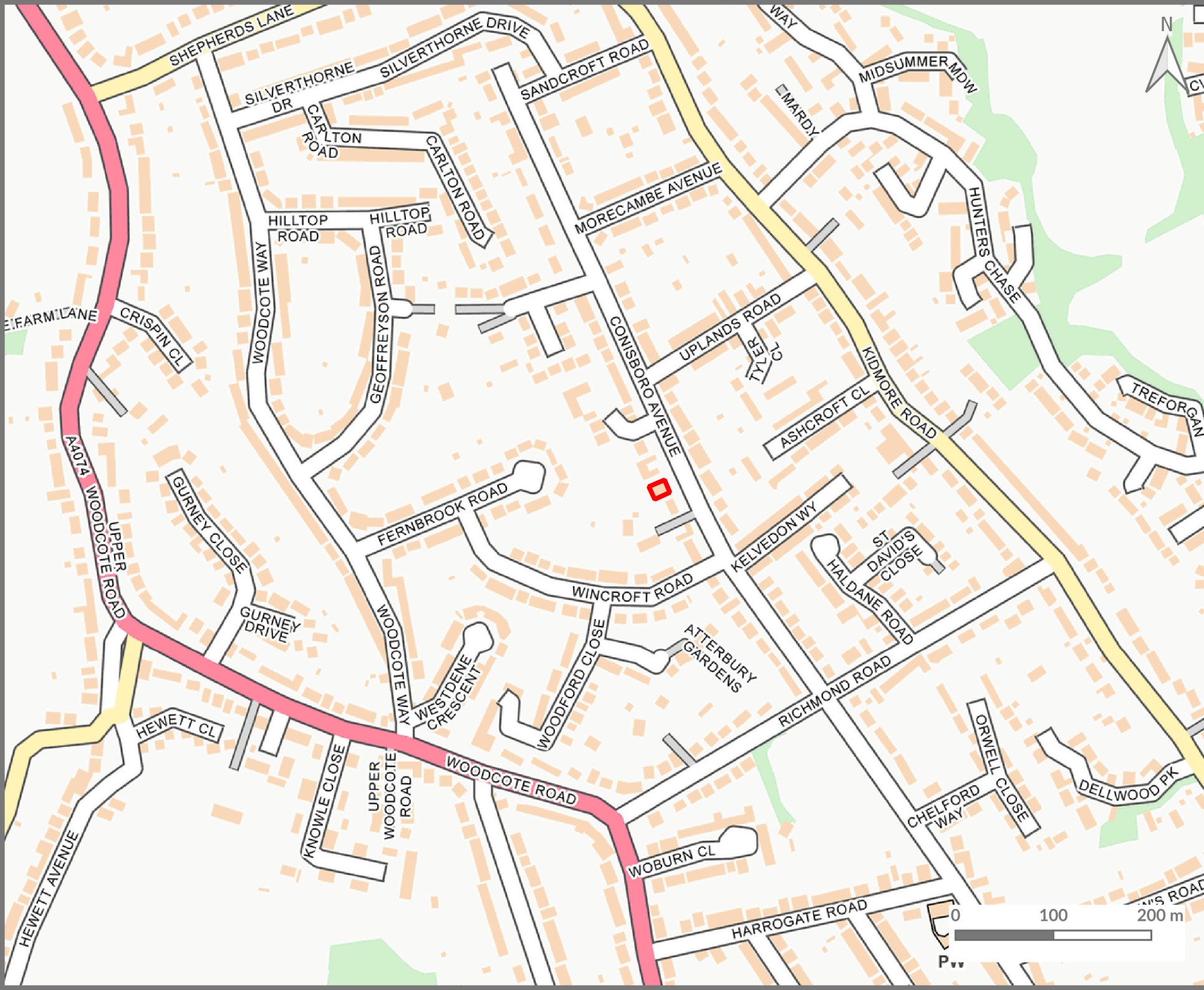


**Figure 1 -
Site Location Map**
19 Conisboro Avenue,
Reading,
Berkshire,
RG4 7XJ

 Surveved Building

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Date:	26/07/2021
Drawn by:	Joseph Wilkie
Checked by:	Rachel Barber

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Appendix 1 – Building Survey Photographs

Number	Description	Photograph
P1	Example of gaps between roof tiles.	
P2	Examples of gaps at the end of tiles providing access to roost between tiles and lining.	

Number	Description	Photograph
		
P3	Gap around the flat roof of the dormer window on the eastern elevation	
P4	Gap under bargeboard. Fully inspected during active period with no signs of use by bats.	

Number	Description	Photograph
P5	Examples of tears in the felt lining in roof space A.	
P6	Examples of tears in the felt lining in roof space B.	

Number	Description	Photograph
		

