

4<sup>th</sup> October 2018

MZM Associates  
Attention: Ahmad Alam  
31 Gordon Road  
Maidenhead  
Berkshire  
SL6 6BR  
UK

Hampden House  
Monument Park  
Chalgrove  
Oxfordshire  
OX44 7RW

Tel: 01865 893346

[www.ecologybydesign.co.uk](http://www.ecologybydesign.co.uk)

Dear Ahmad,

### **46 and 48 New Lane Hill, Reading - Bat Preliminary Roost Assessment**

I write to you in regard to the bat preliminary roost assessment we conducted of Nos 46 and 48 New Lane Hill, Tilehurst, Reading, RG30 4JP on Thursday 4<sup>th</sup> October 2018.

### **Methodology**

MZM Associates commissioned Ecology by Design to conduct a bat preliminary roost assessment of two houses at Nos 46 and 48 New Lane Hill, Reading (SU 67540 72492).

The survey was conducted by ecologist Lindsay Stronge (Natural England level 2 bat licence: 2017-32403-CLS-CLS) of Ecology by Design in dry, overcast conditions. The assessment was based on the guidance included in the Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edn.) (Collins. J, 2016)<sup>1</sup> and Bat Workers Manual (JNCC 2004)<sup>2</sup>.

The buildings were inspected for potential bat use by examining the internal structures for active roosts or roosting sites, suitable entry and exit points on the outside of the building, and by searching for other evidence of bat activity such as droppings, smells, sounds, carcasses or food remains. A high-powered torch was used to illuminate the building to carefully inspect any features of potential value to roosting bats.

Equipment used included:

- Clulite Lamp
- Close focusing binoculars

During the survey the building was thoroughly inspected including:

- Roof structure - Gaps in tiles, under and over wall plates where accessible, between tile roof and ridge.
- Walls - Gaps in walls, between beams and the walls, gaps under hanging tiles.

---

<sup>1</sup> Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edn). The Bat Conservation Trust, London.

<sup>2</sup> Mitchell-Jones, A.J. & McLeish, A.P. Ed., (2004), 3rd Edition Bat Workers' Manual, Joint Nature Conservation Committee, Peterborough  
Ecology by Design Limited. Registered in England and Wales No. 9318075. Address: Hampden House, Monument Park, Chalgrove, Oxfordshire, OX44 7RW

Evidence searched for included:

- The presence of free hanging bats and bats within gaps, crevices.
- Bat droppings, urine stains, rub marks, scratch marks, in wall holes, on windows and across walls.
- Feeding remains scattered around the building, on top of stored materials and on the floor of the car ports and garages.

## **Results**

The two houses are located side by side on New Lane Hill, Tilehurst, Reading. To the north and east the houses are surrounded by residential properties and gardens. To the south and west lies Calcot Park Golf Course and large areas of semi-natural habitat.

## **Internal Inspection**

Neither property has a roof void or loft space. Internal inspections were undertaken of the car ports, garage, basements and area under the rear patio of No. 48.

## **External**

Number 46 is a split-level brick house which appears to date to the 1970s. It is constructed from cavity brick walls with double glazed windows. There are wooden fascias and enclosed soffit boxes. The roof was covered in large modern, interlocking tiles many of which had moss growing. There was one gap in the soffit on the north-eastern elevation but it was heavily cobwebbed and there was no evidence of bats around or beneath it. There are flat-roofed car ports on either side of the house and a basement area used for storage. There was no evidence of bats in the form of droppings, scratching or staining on any exterior elevation.

Number 48 has an almost identical construction style to No. 46. The windows and soffit boxes were almost entirely sealed. The only sign of bats was four droppings (likely pipistrelle type) stuck to a window on the eastern elevation. The area around this window and the soffit immediately above were thoroughly checked with torch and binoculars but there was no gap. There was one gap in the soffit on the north-eastern elevation but there was evidence only of bird activity at the entrance. There was a garage-type storage area in the rear garden which was constructed from breeze blocks, with a flat roof formed of wood and some wooden panelling on the exterior (see photo 2). There were no gaps suitable for bats on the exterior and the interior was heavily cobwebbed with no evidence of bats seen on the stored material.

A void underneath the rear patio was inspected for bats (photo 3). There were limited crevices for bats and the environment was very damp. No evidence of bats was found here.

## **Conclusions and Recommendations**

Both houses have negligible potential for roosting bats. The droppings located on one of the windows on the eastern elevation of No. 48 are likely to have been deposited by a bat in flight, or by one temporarily landing on the wall above

the window. I am satisfied that a roost entrance is not present in this area. I have reviewed the architectural drawings (MZM Associates, 48 New Lane Hill, PL01-10 and 46 New Lane Hill PL01-10). Bats do not pose a constraint to the proposed works and no further surveys are required.

The West Berkshire Council Core Strategy Policy CS 17 states that, 'In order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan'. We therefore recommend that a single bat box or bat tube be installed in each of the proposed extensions to provide a roosting feature as an ecological enhancement. Options for bat tubes which can be discretely integrated into the walls of new extensions or buildings are available (picture 11) and many other similar products are available to match the materials you are using for the walls.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'L Stronge'.

Lindsay Stronge MA(Cantab), MSc, ACIEEM  
Ecologist

Appended:

- Site Photos

## Appendix 1 – Photographs



Photo 1 – North-eastern elevation of No. 48



Photo 2 – Garage to rear of No.48 to be demolished



Photo 3 – Area under the rear patio of No.48



Photo 4 – View of roof of No.48



Photo 5 – A few bat droppings on a window on the eastern elevation of No.48



Photo 6 – The eastern elevation of No.48



Photo 7 – North-eastern elevation of No. 46



Photo 8 – South-western elevation of No. 46



Photo 9 – Western carport No.46



Photo 10 – Eastern carport No.46



Photo 11: Example of a bat tube from nhbs.com