



Vesta Architects Ltd
The Oast House
Stapeley Manor Farm
Odiham
Hampshire
RG29 1JE

t. 01256 862850
e. info@vesta-architects.co.uk

Planning services
Reading Borough Council

19 March 2019

Our ref: **4647**

Dear Sir/Madam,

13 PRIEST HILL, CAVERSHAM – BAT ASSESSMENT

Following a full inspection of the existing property, I can confirm that there is no evidence of bats in the roof to be disturbed by the proposed development.

This conclusion is reached following an inspection of the internal and external areas of the building, for signs of residency by bat species or the presence of possible roost locations. Signs would include bat droppings, scratch marks and staining at potential roosts and exit holes. The presence of spider webs was also noted within the existing roof space, which further supports the theory that bat activity is absent.

The building is in a good state of repair with close fitting roof tiles and well-sealed ridge tiles, chimney flashings, eaves and bargeboards. No bats, bat droppings or other signs of bats were found inside or around the outside of the building.

Yours faithfully,

Michael Benwell