

78 Tilehurst Road – Bat Habitat - Preliminary Roost Assessment

Introduction

This survey report accompanies a planning application to extend the existing dwelling upwards and provide 4 No. flats. Since the proposed works would involve removing the existing roof structure, the likelihood of bats being present is considered by way of this report.

Roof description

The roof is covered with interlocking concrete double pantiles laid over 25sq. timber battens and bituminous sarking felt. The gable verges are mortar sealed, with edge tiles laid over an asbestos type board. Box eaves comprise of a timber fascia, and asbestos type soffit. The roof structure comprises of braced timber fink trusses.

Generally, there are no visible gaps to the walls and eaves boxes or verges, and all roof tiles are in place and intact. There are no gaps to mortar bedded ridge tiles or verges.

Internally, the roof structure is cobwebbed, and no daylight is visible. No evidence of mammal activity was found, particularly any droppings or remains.

Selected photographs are appended, along with a comprehensive archive being available to view upon request.

Proposed bat boxes

It is acknowledged that records indicate bat activity within the vicinity. The proposed development involves a small increased footprint of 10.5m², with a minimal impact upon potential foraging ground, 1FR Schwegler Bat Tubes are proposed to be installed to each gable end.

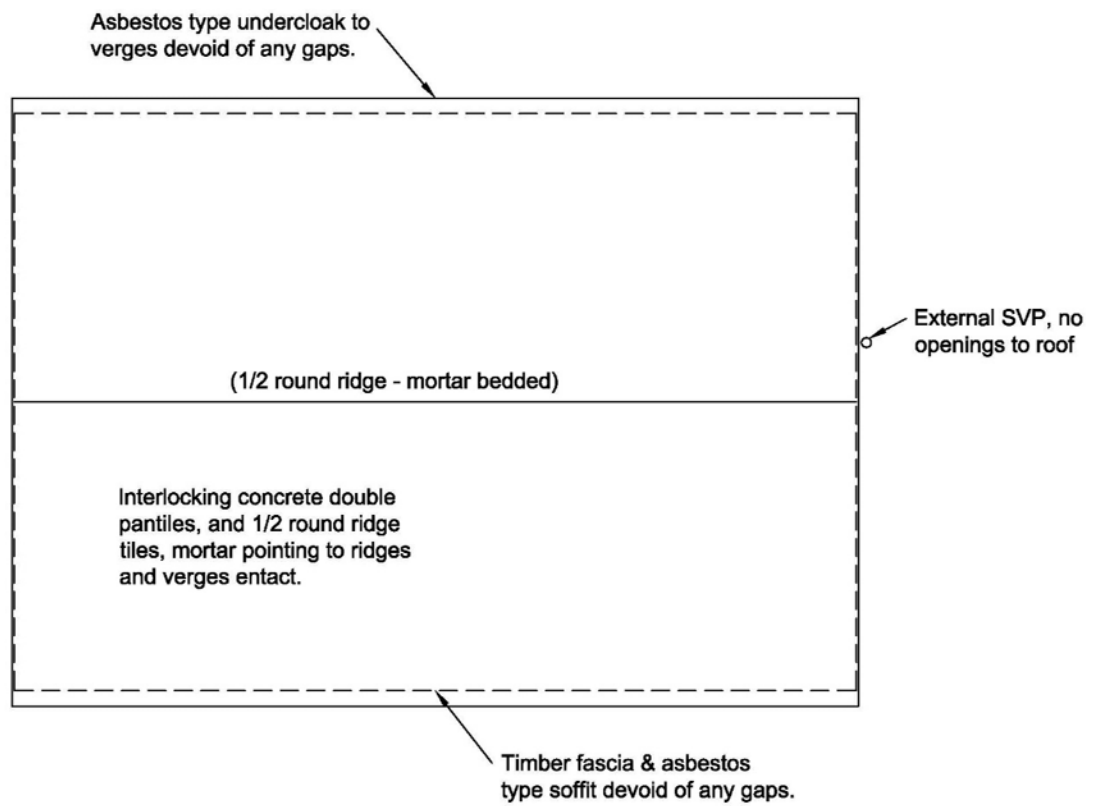
Legislation

All species of bats receive protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (The Habitat Regulations), deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from the Statutory Nature Conservation Organisation (the SNCO - Natural England in England). In the event that bats are encountered, the works must stop and a licensed surveyor employed to assess the situation and obtain the necessary license for the works to continue.

Conclusion

The roof structure is well sealed and devoid of any gaps or crevices that may be utilised by bats.

Appendix 1



78 Tilehurst Road - Roof Plan

Appendix 2

Fig. 1 – West Facing Gable



Fig. 2 – East Facing Gable



Fig. 3 – East Facing Gable Verge



Fig. 4 – North Facing Eaves



Fig. 5 – South Facing Eaves



Fig. 6 – South Facing Eaves



Fig. 7 – Attic



Fig. 8 – Attic



Fig.9 – Attic



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