

**24 Park Crescent
Reading
Berkshire
RG30 2NL**

Preliminary Bat Roost Assessment

Ref: 1942/b

June 2018



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 100 New Wokingham Road, Crowthorne, RG45 6JP where you may look at a list of members' names.

1	INTRODUCTION	3
1.1	Background.....	3
1.2	Legislative Background.....	3
1.3	Site Location and Context.....	4
2	SURVEY METHOD.....	6
2.1	Building Inspection.....	6
2.2	Survey Constraints.....	6
3	SURVEY FINDINGS	7
3.1	Introduction	7
3.2	External Survey.....	7
3.3	Internal Survey.....	7
4	DISCUSSION AND RECOMMENDATIONS	9
4.1	Assessment of Bat Roost Potential.....	9
4.2	Impact of Proposals and Recommendations	9
5	REFERENCES	10
	APPENDIX 1 - SITE PHOTOGRAPHS.....	11
	APPENDIX 2 – INTERNAL AND EXTERNAL SURVEY FINDINGS	13
	APPENDIX 3 – EXISTING AND PROPOSED ELEVATIONS	14

1 INTRODUCTION

1.1 Background

1.1.1 John Wenman Ecological Consultancy LLP was commissioned by Mr Thyer-Jones to undertake a survey for the presence of bats within the detached house at 24 Park Crescent in Reading, Berkshire.

1.1.2 The survey was commissioned in connection with planning proposals to be lodged with Reading Borough Council seeking consent to construct a two-storey side and rear extension to the house (refer to plans in Appendix 3).

1.2 Legislative Background

1.2.1 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'). 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.

1.2.2 The government's statutory conservation advisory organisation, 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 55(9)(a)** - there is "no satisfactory alternative" to the derogation, and;
- **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”.

1.2.3 Local authorities have a statutory duty under Regulation 7(3e) of the Habitat Regulations to have regard to requirements of the Habitats Directive in the exercise of their functions. They must therefore consider and determine whether these three tests are likely to be satisfied by planning proposals affecting European Protected Species before granting planning permission.

1.2.4 If a European Protected Species licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

1.2.5 Licensable projects affecting small numbers of seven commonly occurring species occupying roosts of low conservation importance may fall under the remit of the Low Impact Class Licence, which would enable consultants registered by Natural England to carry licensable work under the Class Licence once sites have been registered in advance with Natural England. Registration forms must be submitted at least three weeks before work is due to start, and if acceptable, Natural England aims to register sites within two weeks.

1.2.6 Survey data supporting EPS licence applications or the registration of the site under the Low Impact Class Licence (WML-CL21) must be up to date i.e. have been conducted within the current or most recent optimal survey season i.e. May to August. Therefore, if surveys show bats are present and licensable work is delayed until during or after the next survey season, updated surveys will be required to support an application or site registration.

1.3 Site Location and Context

1.3.1 The house is situated on the northern side of Park Crescent; a cul-de-sac off Park Grove in Reading, Berkshire (OS grid reference: SU 68511 72930).

1.3.2 The detached house is bordered at the front (south) and sides by further residential properties and their associated gardens. To the north (rear), the

John Wenman Ecological Consultancy
14/06/2018

house backs on to the Lousehill Copse Local Nature Reserve - a roughly 13 hectare patch of priority broadleaved woodland. Approximately 200 metres to the south-east is Prospect Park - a public park with an area of about 50 hectares – comprising of broadleaved woodland and wood pasture and parkland. Further woodland is situated about 150 metres to the south-west.

1.3.3 In the wider area there are further woodland and wetland habitats: Blundell Copse Local Nature Reserve is located about 1.12 km to the north-west; with Roundhill Copse 1.19 km to the north. About 1.38 km to the south flows the Holy Brook - a channel of the River Kennet.

1.3.4 Overall, the surrounding area provides high quality opportunities for commuting and foraging bats.

2 SURVEY METHOD

2.1 Building Inspection

- 2.1.1** A survey of the interior and exterior of the house and garage was undertaken by an ecologist registered under Natural England bat survey class licence CL18 and an assistant ecologist on the 6th June 2018.
- 2.1.2** The survey was undertaken with the aid of binoculars and a high power (1 million candle power) torch and looked for features that could offer potential roosting sites following standard survey guidelines (Collins 2016; Mitchell-Jones 2004; Mitchell-Jones & McLeish 2004).
- 2.1.3** 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 may be 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);
 - Bats (live or dead).
- 2.1.4** Residential 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;
 - Beneath lifted barge boards;
 - At the gable ends – access is typically gained at the roof apex via gaps in the soffits or under roof tiles;
 - At the eaves – gaining access via gaps between the soffits and wall;
 - Within an enclosed roof space – long-eared bats (*Plecotus* sp.) for example, will often cluster at the ridge beam.
- 2.2 Survey Constraints**
- 2.2.1** Full access was available to the exterior and interior of the house and garage and therefore the survey had no significant constraints.

3 SURVEY FINDINGS

3.1 Introduction

- 3.1.1** Photographs of the site are presented in **Appendix 1** and a plan of the external and internal survey findings with associated target notes is shown in **Appendix 2**. The survey findings from the exterior and interior of the house and garage are described as follows:

3.2 External Survey

- 3.2.1** The house was of modern brick, cavity wall construction with a two storey pitched roof (**Photographs 1 & 2**); a single-storey flat-roof garage was situated to the western side (**Photograph 3**).
- 3.2.2** The roof was lined with flat clay tiles that were intact and fitted tightly, with no visible gaps (**Photograph 4; Target Note 1**). The ridges were all mortared fully, with UPVC boards cladding the second elevation throughout and at the dormers on either side. The eaves was fitted with wooden soffit boxes that were fitted tightly in most places; however, a small cobwebbed gap was present at the north-western corner at the rear (**Photograph 5; Target Note 2**). Another narrow gap was present behind the soffits at the rear gable but this was cobwebbed and unsuitable for bats (**Photograph 6; Target Note 3**).
- 3.2.3** The flat-roofed sections of the dormer windows were covered with bitumen felt, with the lead flashing at the base fitted tightly (**Photograph 7; Target Note 4**). The roof of the garage was covered with bitumen felt also with the sides clad with tightly fitted barge boards (**Photograph 3; Target Note 5**); no gaps were visible.
- 3.2.4** No evidence of bats was visible on the exterior of the house and on the exterior of the garage during the survey.
- #### **3.3 Internal Survey**
- 3.3.1** The house had one internal space which was accessed via a loft-hatch located centrally. The roof was of cut-and-pitch construction and was approximately two metres in height at the ridge, which was cobwebbed. The roof was insulated with bitumen felt, which was mostly intact; however, a tear in the felt was present at both ends, behind which, the roof tiles were

visible (**Photograph 8; Target Note 6**). The floor of the roof space was boarded centrally; this appeared to be relatively new and had fibreglass installed in 2009 underneath. A combination of fibreglass and Styrofoam filled the eaves (**Photograph 9; Target Note 7**). Block work was present at both gable ends. Several gaps were visible through the blockwork but they were filled with fibreglass (**Photograph 10; Target Note 8**), offering no visible opportunities for roosting bats to access the void. A light draught was felt flowing through the roof space, entering via a circular roof vent (**Photograph 11**).

- 3.3.2** An inspection of the interior of the garage was carried out and no evidence of bats was visible. The garage is currently used for storage, with the roof space being partly-boarded (**Photograph 12; Target Note 9**)
- 3.3.3** No bats or evidence of bats were visible within the loft space of the house or inside the garage during the survey. A few rat and mouse droppings were discovered in the roof space of the house in the fibreglass lining between the wooden boards.

4 DISCUSSION AND RECOMMENDATIONS

4.1 Assessment of Bat Roost Potential

- 4.1.1** The house and garage were of simple construction and lacked features suitable for roosting bats that showed no evidence of use by bats. Therefore the house and garage were considered to have negligible bat roosting potential.

4.2 Impact of Proposals and Recommendations

- 4.2.1** It is considered highly unlikely that the building work will affect bats or their roosts but in the event that bats are encountered during the course of the building work, the work should stop immediately and a licensed ecologist called to site to attend to the bat and provide advice on how to proceed; work should not continue until further written advice has been received. At this point a European Protected Species license may be required to permit that the work can proceed lawfully.

5 REFERENCES

Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition*. Bat Conservation Trust, London.

Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3RD Edition)*. JNCC, Peterborough.

APPENDIX 1 - SITE PHOTOGRAPHS



1. Front elevation viewed from south.



2. Rear elevation viewed from the north.



3. Rear garage extension.



4. Roof tiles tightly fitted; second elevation clad with UPVC.



5. Cobwebbed gap under soffit at rear.



6. Cobwebbed barrow gap behind soffit at rear elevation unsuitable for bats.



7. Lead flashing at base of dormer fit tight.



8. Tear in bitumen felt; tiles visible.



9. Styrofoam and fibreglass lining eaves



10. Fibreglass filling gaps between blockwork at gable ends.

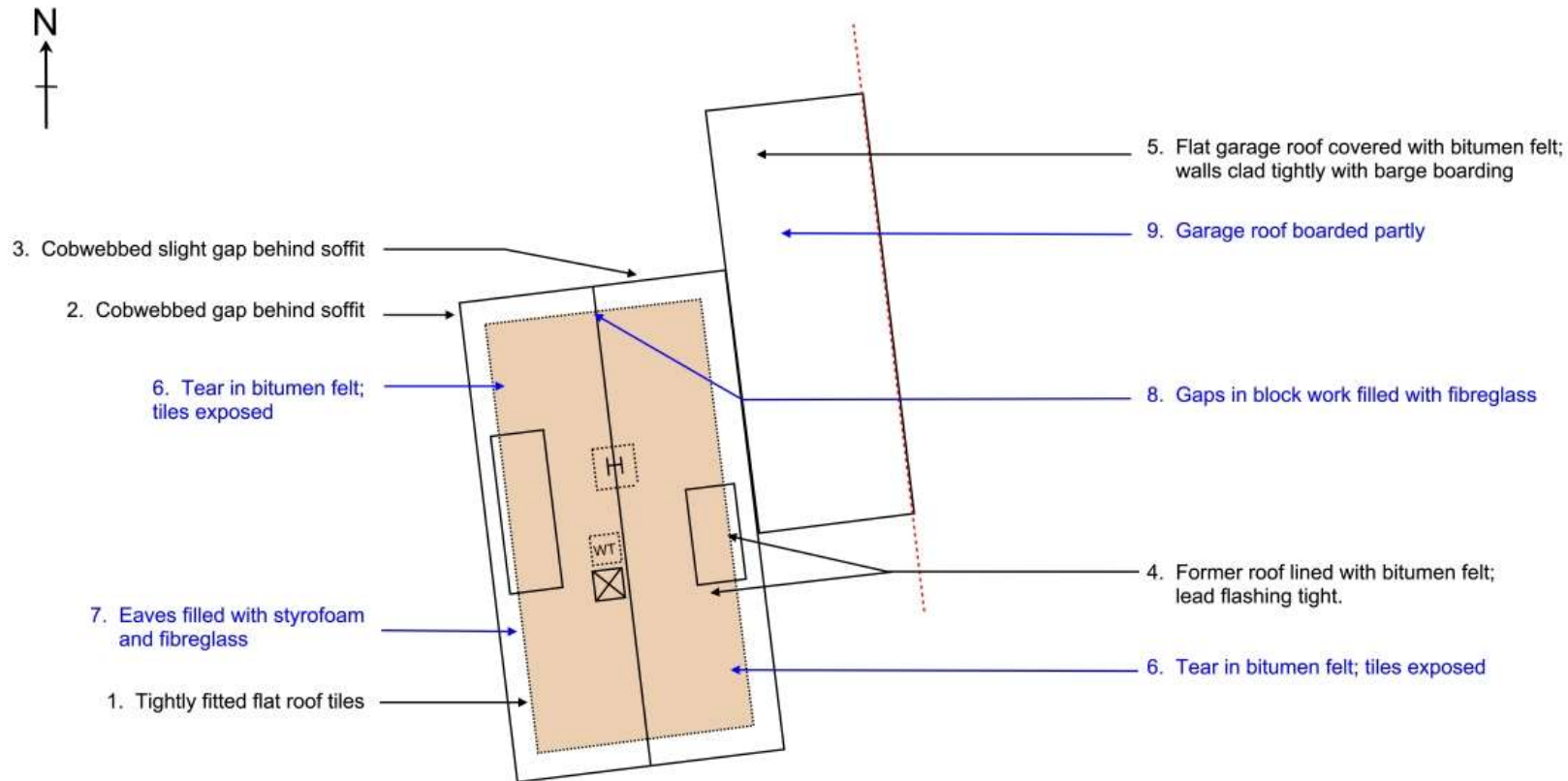


10. Roof vent allowing draught into roof space.



11. Roof space of garage partly-boarded centrally.

APPENDIX 2 – INTERNAL AND EXTERNAL SURVEY FINDINGS



Chimney
 Loft hatch
 Water Tank
 Roof space
 External Target note
 Internal Target note

Drawn by:	Date	Scale:	24 Park Crescent Reading	
MJ	June 2018	Not to scale	Preliminary Bat Roost Assessment	

John Wenman Ecological Consultancy
14/06/2018

1 Ground Floor
1 : 50

2 First Floor
1 : 50

3 Front Elevation
1 : 100

4 LH Elevation
1 : 100

5 Rear Elevation
1 : 100

6 RH Elevation
1 : 100

CCC ARCHITECTURE
3 Angle Office Park
Unwin Road
High Wycombe
Buckinghamshire
HP12 3RT
01494 300 130
mail@cccarchitecture.co.uk
www.cccarchitecture.co.uk
Registered Practice C1475495

**24 Park Crescent,
Reading, RG30
2NL**

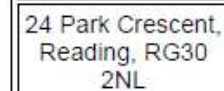
Existing

Project number 2017-581
Date 12.10.137
Drawn by Carlos Ruiz

101

Scale @ A1 As indicated

24 Park Crescent, Reading - Preliminary Bat Roost Assessment (R1942b)
- 14 -



Proposed

Project number	2017-581
----------------	----------

Date 05.03.18

Drawn by Carlos Ruiz

102 F

Scale @ A1	As indicated
------------	--------------

