

13 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com

t +44 20 7636 1531
d +44 20 7753956

Project title HLR – Reading Girls School

Job number

235714-00

cc

File reference

235714-00

Prepared by Kate Harrington

Date

2 March 2016

Subject Reading Girls School – Bat Inspection File Note

1 Background

Interserve Kajima commissioned Ove Arup and Partners Ltd (Arup) to undertake bat surveys at Reading Girls School, Reading, in 2014 in support of a planning application for the redevelopment of the school.

Bat emergence and return surveys were undertaken at the school during July and August 2014. These identified the most easterly boiler room on the roof of the main building (boiler room 3 in Figure 1) as having the potential to support a small roost of low conservation importance, likely comprising a single or small number of male or non-breeding female common pipistrelle *Pipistrellus pipistrellus*.

Internal building inspections were therefore recommended within the Reading Girls School Bat Report¹, to further determine whether bats were roosting within this part of the building.

2 Methodology and Limitations

Internal building inspections of boiler rooms 1 – 4 (see Figure 1) were undertaken on Tuesday 9th February 2016, by an ecologist experienced in bat work who holds a Natural England Level 2 Bat Survey class licence. The aim of these inspections were to identify and record any evidence of bats using the building for roosting purposes. During the inspection evidence such as droppings, feeding remains, staining, scratches and bats were searched for. An email detailing the information within this file note was issued to Clive Lawrence and Chris Wells of Interserve on 15th February 2016.

Boiler room 5 could not be surveyed, during the February survey, as there was no safe access to this part of the building on the day of survey. However, this was not assessed as a constraint on the conclusions of this inspection, as bat activity recorded during 2014 was concentrated over the more central part of the building, around boiler rooms 1-3, with no bat activity recorded over boiler rooms 4 and 5.

¹ Ove Arup & Partners Ltd (2014) Reading Girls School Bat Report – Issued August 2014

File Note

235714-00

2 March 2016

3 Inspection Results

Boiler rooms 1 and 2 were well sealed and lacked any opportunity for bats to enter either room, with no evidence of roosting bats recorded in either room. Each room also lacked features on the external façades which would be suitable for roosting bats. A large gap in the eastern external wall of boiler room 3 resulting from a missing section of the wall was recorded, providing a suitable entrance point to the room. However, no evidence of use by roosting bats was recorded within boiler room 3.

The door of boiler room 4 was missing on the date of the inspection, allowing for a suitable point for bats to enter this room, however no evidence of bat use was recorded. A gap where the door of boiler room 5 had warped was identified, however this room could not be accessed on the date of the inspection as there was no safe access to this part of the building. In conclusion, it is unlikely that bats have been utilising the buildings to roost during the summer or to hibernate. However, the demolition of the buildings without mitigation, would result in the loss of roosting resources provided by the site.

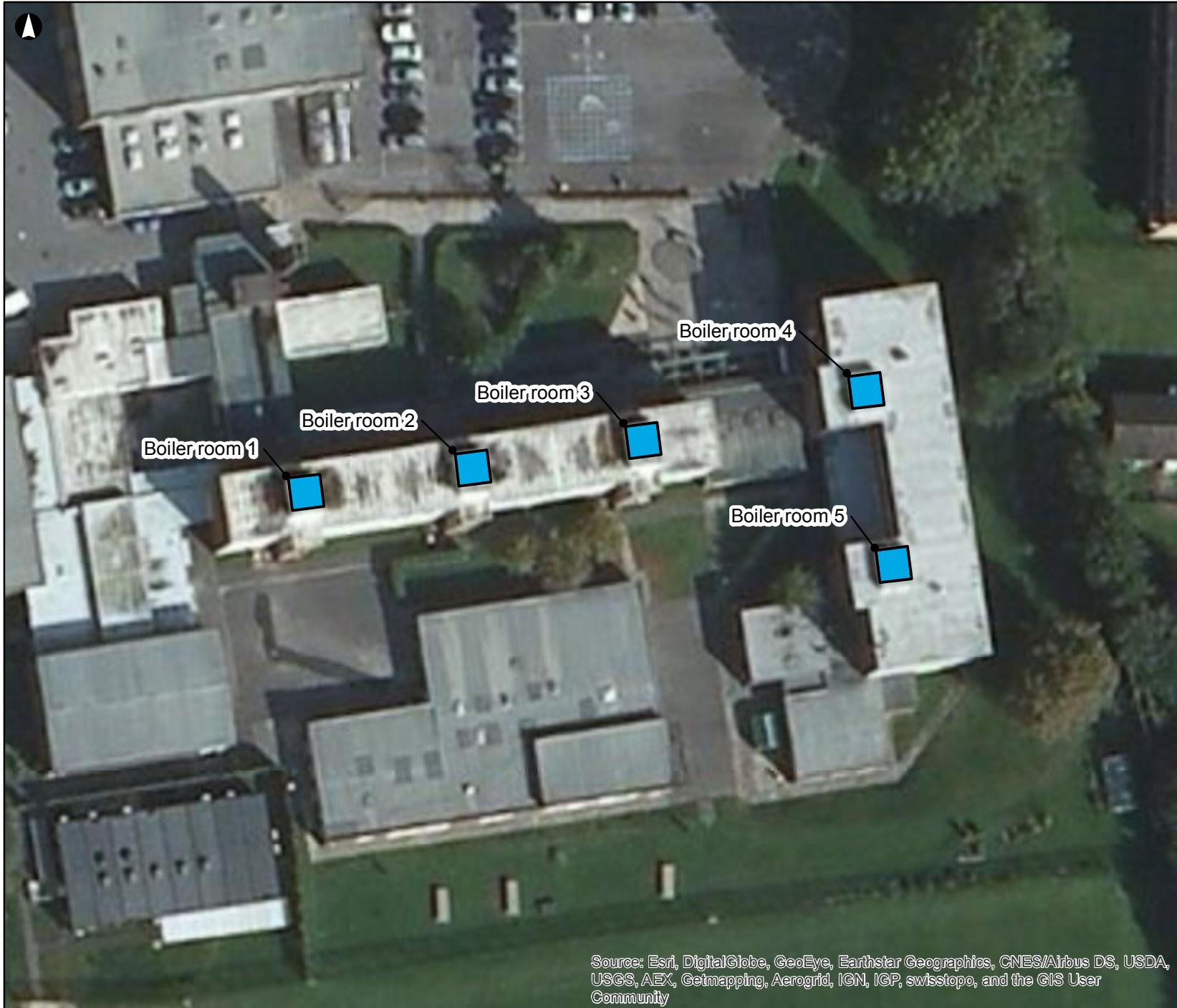
4 Recommendations

Mitigation in the form of the installation of bat boxes on the new school building and/or within the school grounds, in addition to wildflower planting is currently proposed for the site. This will mitigate for the loss of the potential roosting resource provided by the boiler rooms in addition to enhancing current foraging resources. It is important that these measures are incorporated within the design, to prevent a reduction in the roosting resource that the site provides for bats.

It is recommended that the damage to boiler rooms 3, 4 and 5 is fixed as soon as possible. This will need to be undertaken before the end of February 2016 prior to bats emerging from hibernation and beginning to look for suitable summer roosts. It is also recommended that once the damage has been fixed the boiler rooms remain closed and are maintained to prevent any gaps or suitable features appearing prior to demolition (currently planned for winter 2016).

DOCUMENT CHECKING (not mandatory for File Note)

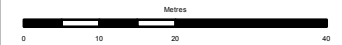
	Prepared by	Checked by	Approved by
Name	Kate Harrington	Austin Brown	
Signature			

**Legend** Boiler Room

©Copyright Information

P1	15-02-16	KH	AB	-
----	----------	----	----	---

Issue	Date	By	Chkd	Appd
-------	------	----	------	------

**ARUP**

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client

Interserve Kajima

Job Title

Reading Girls School

Job Title

Figure 1 - Bat Inspection Reference Map

Scale at A4

1:1,000

Job No 235714-00	Drawing Status Draft
----------------------------	--------------------------------

Drawing No 001	Issue P1
--------------------------	--------------------

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community