

5 October 2016

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Dear Gareth,

228 Upper Woodcote Road Preliminary Roost Assessment

I write to you in regards the preliminary roost assessment we conducted of the above building on Saturday 1st October 2016.

Methodology

Gareth Dowd commissioned Ecology by Design to conduct a preliminary roost assessment of the bungalow at 228 Upper Woodcote Road, Caversham.

The survey was conducted by Principal Ecologist; Ben Gardner of Ecology by Design in a bright spell between showers. The assessment was based on the guidance included in the Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn) (Collins. J, 2016)¹ and Bat Workers Manual (JNCC 2004)².

The building was inspected for potential bat use by examining the internal structures for active roosts or roosting sites and 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 torch was used to illuminate the dark recesses inside the building to carefully inspect any features of potential value to roosting bats and a thermal camera used to identify any 'hotspots' that may indicate roosting bats.

Equipment used included:

- LEDLenser Lamp
- Nikon 10x42mm close focusing binoculars
- FLIR C2 Thermal Camera

During the survey the building was thoroughly inspected including:

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

² Mitchell-Jones, A.J. & McLeish, A.P. Ed., (2004), 3rd Edition Bat Workers' Manual, Joint Nature Conservation Committee, Peterborough
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- Roof structure - gaps in tiles, under and over wall plates where accessible, gaps in wooden beam structure, between tile roof and beams. Internally through tears in roofing felt.
- Walls - Gaps in walls, between beams and the walls.

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, exposed battens and across the ceiling.
- Feeding remains scattered around the buildings, along the ridgeline and on top of stored materials.

Results

The building was a L-shaped bungalow with partial loft conversion to form three bedrooms and a bathroom. The bungalow is white rendered with modern interlocking , pitch tiles and ridge tiles. The bungalow had a pitched tile roof with a dormer window and skylight to the front, three skylights to the rear and a dormer window on the northern elevation.

Externally the building appeared well sealed with all interlocking tiles intact, lead around the dormers and skylights all intact and flush to the roof. There was a section of repaired ridge tiles, however they were all secure and mortared to each other. On the northern elevation the dormer forming part of bedrooms 2 and 3 had missing ridge tiles, however the remaining feature was carefully inspected and lead had been used to replace the missing tiles which all appeared flush to the roof.

Internally the remaining loft space was inspected throughout. The space was felt lined and the felt appeared to be in good condition with only a single tear on the northern elevation but this did not offer any suitable external access and the hole was superficial. The gables were completely intact and there were no gaps around the chimney. There were no bat droppings present and surprisingly only minimal rodent evidence. Thermal imagery did not highlight any 'hotspots' around the loft space.

Conclusions and Recommendations

The inspection did not identify any evidence of roosting bats internally and there were no external access or crevice features. Bats pose no constraint to the development of the site.

Additionally, there was no evidence of any other ecological constraints such as nesting birds. An active wasp nest was noted beneath the tiles on the north east corner of the building.

Yours Sincerely



Ben Gardner
Principal Ecologist

Appended:

- Site Photos

Appendix 1 – Photographs



Photo 1 – South western elevation of bungalow



Photo 2 – Western gable



Photo 3 – Eastern end of bungalow



Photo 4 – North eastern elevation of bungalow



Photo 5 – Loft space