

Preliminary Roost Assessment

Survey site:

208 Henley Road, Berkshire, Reading, RG4 6LR

Client:

Mr Visha

Survey date:

17th June 2024

Project:

This report is prepared to inform a planning application with the Reading Borough Council. The proposal is described as:

The construction of a 1st floor side extension and a rear two-storey extension

[Unsubmitted]

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Consultant (2023-11066-CL17-BAT and 2024-11998-CL08-GCN)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
17/06/2024	20	49	30	8	None
PRA Survey Factor		Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.					
Background and Site Location					
Summary of site and desk Study		Site description The site is located at National Grid Reference SU 72942 75274 and has an area of approximately 0.1ha comprising one building with its associated driveway, and surrounding garden. It is surrounded by residential dwellings within the town of Caversham with the town of Reading to the south, the river Thames and Caversham Lakes also to the south and arable fields with pockets of woodland to the north and east. A site location plan is provided in Appendix 2. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting. This has been undertaken with due consideration to the “Bat Surveys for Professional Ecologists —Good Practice Guidelines” publication (Collins, 2023). To the author’s knowledge, no previous ecology reports have been produced for this site. Limitations A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.			

	These limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation. Designated Sites One statutory designated site with bat qualifying interests was identified within 2km of the site. <u>Clayfield Copse Local Nature Reserve</u> – located 1595m north Ancient woodland with service trees and a wild pear tree, bluebells, common orchids and wood anenomes. Non-statutory designated sites The presence of non-statutory designated sites within 2km cannot be established without biological records data from Berks and South Bucks Bat Group. EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are nine EPSL licences within 2km of the site, with the closest located 80m south-east involving the destruction of a resting place for common pipistrelle, soprano pipistrelle, daubentons and brown long eared bats.
Field survey results	
<i>Summary of Survey Findings</i>	B1 Exterior B1 is a detached part two-storey, part single-storey brick-built building with a cross-pitched and hipped roof clad in clay roof tiles. The roof tiles are in relatively poor condition with raised tiles on all elevations and missing tiles under which bats could roost. The missing tiles are located on the northern elevation around the chimney and on the western elevation directly under the ridge tiles.

	Additionally, there is missing mortar from under the verge tiles on the northern and southern elevations of B1. Furthermore, on all elevations, there are glass tile inserts into the roof. There are gaps around these inserts, under the main roof tiles. There are flat roof sections located on the northern and western elevations of the building. The flat roofs are bitumen felt lined and are in very good condition with no gaps in which bats could roost. The doors and windows are wooden framed and appear in excellent condition with no suitable bat roosting sites. The brickwork around the building appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. There are timber soffits around the building which are generally in poor condition, with gaps between the brickwork and soffits on the eastern and western elevations. Additionally, there are gaps below the soffits on the flat roof to the rear (northern elevation) of B1. There is one chimney located on the roof of the building. The brickwork on the chimney is in good condition. There is lead flashing around the base of the chimney which is flat and without gaps. The area of proposed development (a 1st floor extension to the western elevation and a 2-storey extension to the northern elevation) will affect the roof tiles, gaps in the soffits on the main roof and gaps under the soffits on the single storey flat roofs. B1 Interior There is one loft space within the main roof void of B1. The roof structure is built from modern timber beams including the ridge beam. The roof is unlined and the backs of the tiles can be observed from the loft space. The floor of the loft space is lined with mineral wool insulation and there are timber boards in places. There are cobwebs around the ridge beam and roof to floor cobwebs which could indicate a lack of internal flying activity from void dwelling bats, such as brown long-eared bats. Daylight enters the loft space through the glass tile inserts on all elevations and through the gaps in the soffits on the eastern and western elevations, allowing high levels of light internally. There is evidence of mouse activity including mouse droppings. Foraging and commuting habitat
--	--

	The site and its surrounding area provide suitable habitat for bats to forage, roost and commute due to the mix of open gardens and corridors of trees and hedges connecting the habitat areas. Additionally, there are large lakes to the south of the site which could be utilised by foraging bats.
<i>Foreseen Impacts</i>	Roosting habitat B1 has moderate habitat value for roosting bats due to raised and missing roof tiles and gaps in the soffits. There was no evidence of bat activity located internally or externally on the survey building. This indicates a likely absence of void dwelling bats such as brown long eared bats but cannot be used to indicate a likely absence of crevice dwelling bats. This is because bats such as pipistrelles usually roost between tiles and felt and on wall tops, where any external evidence would be quickly weathered away, and all internal evidence is trapped within these crevices. The proposed development will affect the northern and western elevations of B1. This could result in destruction of any bat roosts present and could cause disturbance, death or injury to bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat Two bat emergence and re-entry surveys are required during the active bat season (May – September) to confirm presence or likely absence of a bat roost in the building. Both of the surveys should be completed during the optimal survey period mid-May to August inclusive. Surveys should be a minimum of three weeks apart. Two surveyors, with three infrared (IR) cameras are required to provide coverage of the area where the proposed developed (a first-floor extension) to B1 will be undertaken. Surveys are likely to be required before planning permission can be granted. If bat roosts are confirmed in the building one additional survey will be required to inform an EPSL application to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.

	Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2
Nesting Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified within the buildings during the survey. Barn owls The site does not appear to provide any suitable nesting sites for barn owls.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Suggested biodiversity enhancements The installation of one bird box at the site will provide additional nesting habitat for birds. The bird box will be installed on a retained tree. General purpose bird boxes should be positioned 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Species-specific bird boxes should be installed in line with manufacturers specifications.

Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan

Not available at the time of writing this report.

Appendix 4: Photos



Photo 1: the southern elevation of B1.



Photo 2: the western elevation of B1.

Mr Visha

208 Henley Road, RG4 6LR



Photo 3: the northern elevation of B1.



Photo 4: a close up of the missing and raised tiles on the western elevation of B1.



Photo 5: a close up of the missing and raised tiles on the northern elevation of B1.



Photo 6: the gaps below the soffits on the single storey flat roof on the northern elevation of B1.

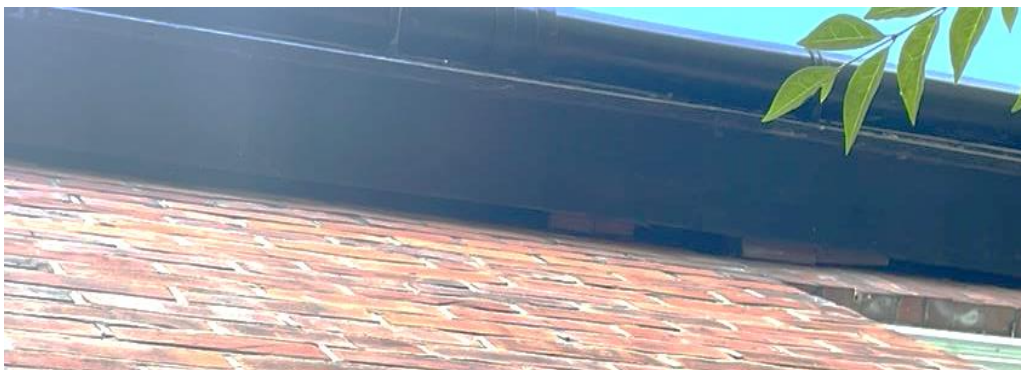


Photo 7: the gaps between the brick wall and soffits on B1.



Photo 8: the loft space within B1.



Photo 9: the gaps in the soffits on the western elevation within the loft space of B1.

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.