
**74 Sheridan Avenue,
Caversham, Reading, RG4 7QD**

Preliminary Roost Assessment (PRA) survey:

74 Sheridan Avenue,

Caversham,

Reading,

RG4 7QD



Survey and report by: Vesper Conservation & Ecology Limited

Report produced by Robert West BA(Hons), PGDip, MCIEEM

Non-Technical Summary:

Site name and location	74 Sheridan Avenue, Caversham, Reading, RG4 7QD SU 70977 76041
Scope of works	PRA bat survey undertaken on 8th August 2024 This report is valid for no more than 1 year from the date on the front cover.
Assessment and survey methods	The PRA survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Purpose of Works	The purpose of this survey is to inform a planning application for: To add an extension to the rear of the building.
Summary of Surveys and evaluation	The building and its materials are in good order with no obvious gaps or holes that would allow ingress into the building. Internally the building has no physical signs of bats and or any signs of rodents or bird activity. The building has negligible potential for bat to be roosting at this time.
Recommendations	- It is recommended that no further surveys are carried out on this building as there are no obvious gaps or holes where bats could enter the building. - In the highly unlikely event of bats been discovered during the works then all work must stop, and a suitably qualified ecologist should be contacted. - The addition of an inbuilt bat box into the new walls of the rear extension.

1. Introduction

- 1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed works to their property.
 - 1.2 74 Sheridan Avenue, Caversham, Reading, RG4 7QD, the national grid reference number is SU 70977 76041.
 - 1.3 This property is situated in the Caversham which is north of Reading. The property is detached and sat within its own grounds.
 - 1.4 There are no designated sites within 1km of the site.
 - 1.5 There are no priority habitats on site and none of the surrounding priority habitats will not be affected by this proposed remodelling of the house. The property has good connectivity to the surround landscape with pockets of woodland within 100m of the site.
 - 1.6 A search of data from the local Bat Group has shown that there are records of both pipistrelle species (*Pipistrellus pipistrellus*, *Pipistrellus pygmaeus*), Long eared bats (*Plecotus auritus*), Serotine (*Eptesicus serotinus*) and Myotis species in the area, there have been 3 granted bat mitigation licences within 1km of the site, these are for Common & Soprano Pipistrelle and Brown long eared, Serotine and Natterer's bats. The closets of these is 100m to the west.
 - 1.7 There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2019. (see appendix)
 - 1.8 The PRA survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
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Location



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Map 1: Site Location (landapp 2024)

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Designated Sites



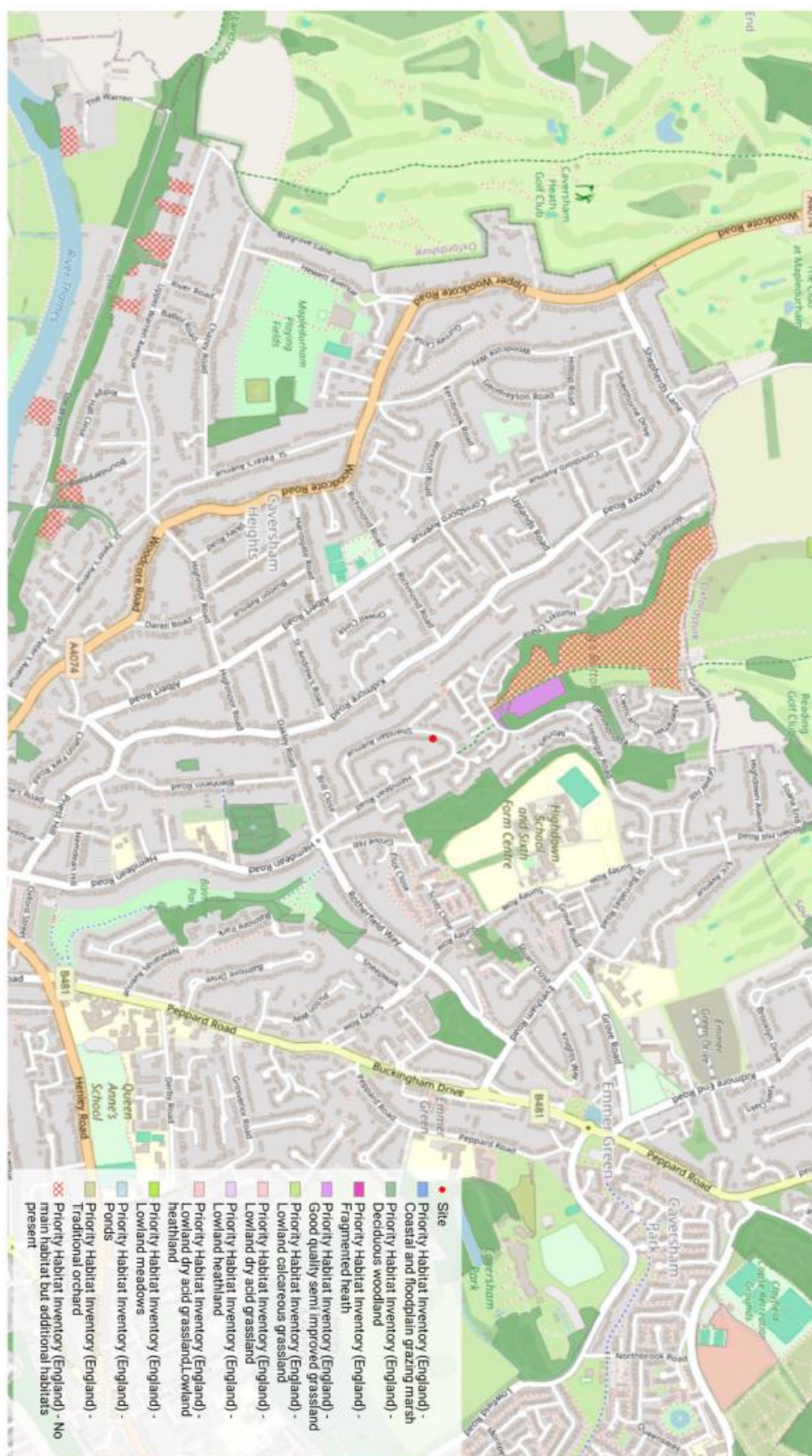
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Map 2: Designated sites (Landapp 2024)

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Priority Habitats



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Map 3: Priority Habitats (Landapp 2024)

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Registered office: 2 Wessex Business Park, Colden Common, Winchester, SO21 1WP

Suitability	Description of roosting habitats	Description of commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (<i>i.e.</i> unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only)	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. The site is close to and connected to known roosts.

Table 1: Bat roost suitability (Adapted from Collins 2016)

2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of 74 Sheridan Avenue was undertaken on the 8th August 2024 by experienced ecologist and bat surveyor Robert West (NE license number 2018-33612-CLS-CLS). This inspection was undertaken to identify any potential ingress/egress points within the roof and the body of the structure and any other potential for bat activity.
- 2.2 The house is of brick construction with a cavity wall and was constructed in the 1950's. The grounds around the building are mainly set down to well-maintained lawns with some hedges and mature trees and bushes.
- 2.3 The eaves are tight with no obvious gaps and holes that would allow ingress into the building. They have been covered in UPVC and are in good order.
- 2.4 The roof is covered with tight fitting interlocking pan tiles, there are no gaps in the tile bed and the tile verges are tight with no obvious gaps or holes that could allow ingress into the building.
- 2.5 The ridge and hip tiles are tight fitting with no obvious gaps or holes that would allow ingress into the building.
- 2.6 All the window and door frames are tight fitting with no obvious holes or gaps that would allow ingress into the fabric of the building.
- 2.7 The external inspection shows that the house has a negligible potential for bats to be roosting.

Internal inspection (*see pictures in appendix*)

- 2.8 There is a single roof space that cover the whole of the house, access was good throughout.
- 2.9 The roof structure is open with a truss frame design throughout, the main roof is 1.5 m to the ridge. The roof tiles are back with a bitumen paper felt which has numerous holes and tears in.
- 2.10 The floor is covered in a thick layer of glass fibre insulation which goes into the eaves, there is boarding throughout the roof space.
- 2.11 Access was good throughout the roof space, there were no signs of light coming in from the eaves and or anywhere else.
- 2.12 There were no physical signs of bats within the roof void, there were no signs of rodent or bird activity.
- 2.13 The internal inspection shows that the house has negligible potential for bats to using the building.

3 Survey conclusion.

- 3.1 The preliminary survey carried out on 8th August 2024 by Vesper Conservation & Ecology Limited showed that Northside has negligible potential for bats to be roosting at this time.
- 3.2 There was no physical evidence of bats within the roof and the building, and its materials were in good condition with no obvious gaps or holes that would allow ingress into the building.
- 3.3 There are records of bats in the area and there have 3 granted bat mitigation licenses within 1km of the site for species such as Common and Soprano Pipistrelle, Brown long eared bats.
- 3.4 It is recommended that due to the scale and scope of the works **no further** surveys would be required at this time, although this could change if the work is not undertaken in a timely manner and or the scope of the works change.
- 3.5 It is recommended that 1 inbuilt bat box/tube be incorporated into the new extension wall at the rear of the property to provide roosting opportunities in the future.
- 3.6 During the works in the highly unlikely event a bat is discovered then all works must stop, and the animal must be gently covered over. Then a suitably qualified ecologist should be contacted for further advice.
- 3.7 No trees or bushes are to be removed so there is no potential to be disturbing nesting birds, the rest is tightly lawn with low ecological value. The proposed work is not planned to encroach on to the garden.

Appendices:

Bats and the law

Natural England offers further detailed advice which can be applied to planning applications that affect protected species.

Bats

There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2019 (as amended). It is an offence to:

- Intentionally or deliberately kill, injure or capture bats;
- Intentionally, deliberately or recklessly disturb bats in such a way as to be likely to significantly affect the ability of any significant group of bats to survive, breed, or rear or nurture their young or the local distribution of or abundance of a species of bat;
- Intentionally, deliberately or recklessly damage, destroy or obstruct any place used for shelter or protection (i.e. bat roosts); or
- Possess, sell or transport a bat, or anything derived from it.

For more information please read:

Natural England. 2016. *Standing Advice for Protected Species*. Available from: <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>

Birds

48 species of bird on the UK BAP exist in England. These species, plus the Hen Harrier, are also listed as Species of Principal Importance in England under S41 of the NERC Act 2006. All birds are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence, with certain exceptions (e.g. game birds), to intentionally kill, injure or take any wild bird and to take, damage or destroy their nests or eggs.

Schedule 1 of the Wildlife and Countryside Act 1981 affords extra protection for a number of species and applies harsher penalties for offences. Any intentional or reckless disturbance of a Schedule 1 bird, whilst it is nesting or rearing dependant young, constitutes an offence.

Reptiles

All four of the widespread British species of reptile, including the Common Lizard *Lacerta vivipara*, Slow-Worm *Anguis fragilis*, Grass Snake *Natrix natrix* and Adder *Vipera berus*, are also UK BAP priority species and Species of Conservation Concern in England. They are protected under Schedule 5 (Sections 9.1, 9.5a, 9.5b) of the Wildlife & Countryside Act 1981 (as amended) from intentional killing, injury and trade. The habitat of the four widespread reptiles is not legally protected; however the replacement of habitat lost through development may be required through the planning system. Mitigation for these species is not subject to licensing by Natural England but should nonetheless be planned to minimise disturbance.



Picture 1: The front of the property



Picture 2: Showing the rear elevation.



Picture 3: Showing the tight eaves



Picture 4: Showing the internal roof structure and the bitumen paper felt.



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