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Preliminary Roost Assessment

Survey site:

18 Richmond Road, Reading, Berkshire, RG4 7PP

Client:

Joe Deasy

Survey date:

4th November 2025

Project:

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

The conversion of the loft space into liveable accommodation, including the addition of a dormer to the rear

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

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

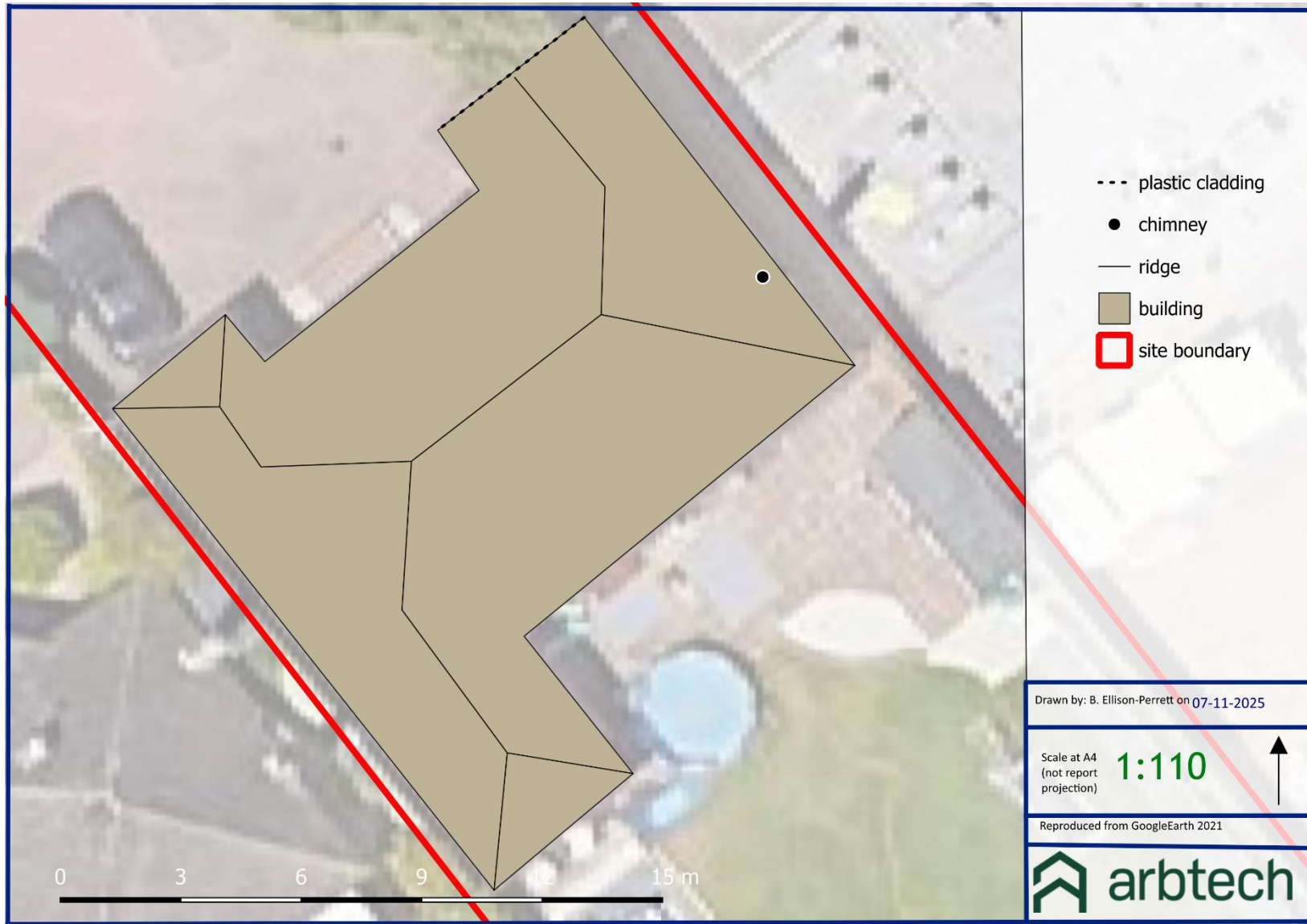
The site survey was undertaken by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Senior Ecologist (2023-11066-CL17-BAT and 2024-11998-CL08-GCN)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
04/11/2025	13	86	100	14	None
PRA Survey Factor		Detailed using desk study and site 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 70535 75934 and has an area of approximately 0.08ha comprising one building with its associated driveway, and surrounding garden. It is surrounded by It is situated within the residential area of Caversham Heights, within the town of Caversham. Aerial imagery shows the local landscape to have a residential character, with several patches of woodland to the west and tree lines along the adjacent roads. The site is located north of Reading town. Water bodies can be found nearby, such as the river Thames located ~1.06km south of the site. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles. 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 There are no statutory designated sites with bat qualifying interests within 2km of the site. Non-statutory designated sites The presence of non-statutory designated sites within 2km cannot be established without biological records data from Thames Valley Environmental Records Centre.. 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 12 EPSL licences within 2km of the site, with the closest located 780m west involving the destruction of a resting place for common pipistrelle (2014-3600-EPS-MIT).
Field survey results	
<i>Summary of Survey Findings</i>	B1 Exterior B1 is a detached single-storey brick-built building with a cross-pitched, hipped and gabled roof clad in interlocking concrete roof tiles. The roof tiles are in very good condition with no raised tiles under which bats could roost. The

	doors and windows are UPVC 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 and UPVC soffits around the building which are in good condition. 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 brick gable end is in very good condition with no gaps around the tops of the gable ends. There is plastic cladding on the gable end which is in very good condition with no raised or missing boards under which bats could roost. 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 lined with bitumen felt which is in very good condition with no gaps or tears. 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. No daylight enters the loft space which indicates that it is well sealed. 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 tree lined roads and gardens around the site and woodland further afield to the west.
<i>Foreseen Impacts</i>	Roosting habitat B1 has negligible habitat value for roosting bats due to a lack of suitable roosting features. Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. 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 In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. 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.

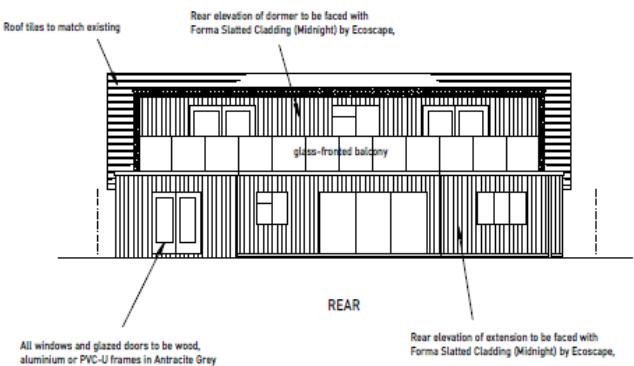
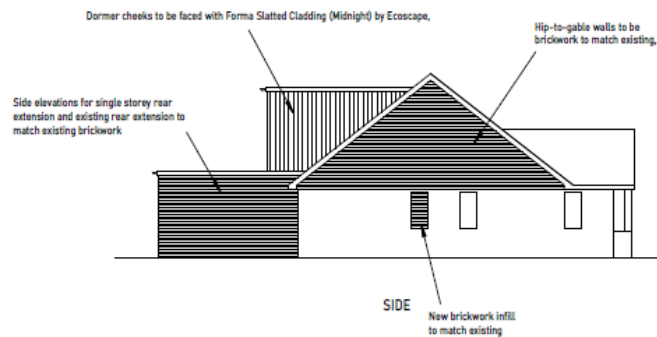
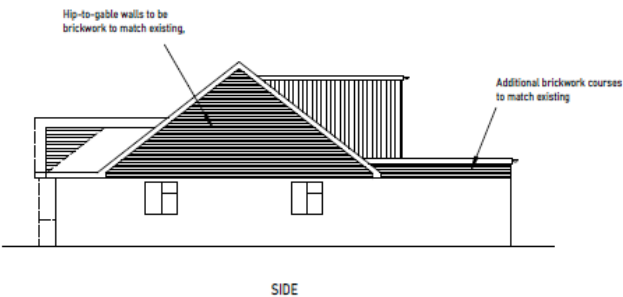
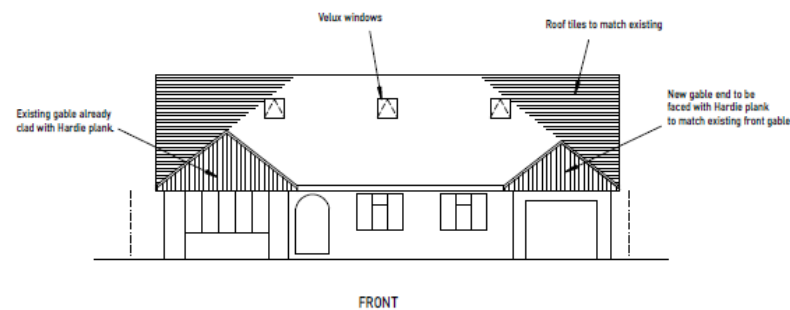
Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan



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Title:	PROPOSED ELEVATIONS	Scale: 1:100 (A2)
Drwg No:	DEASY-0325-03	Rev:

Appendix 4: Photos



Photo 1: The north-western elevation of B1



Photo 2: The south-western elevation of B1



Photo 3: The south-eastern elevation of B1



Photo 4: The north-eastern elevation of B1



Photo 5: The loft space internally within B1

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