

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Eaton Court, 112 Oxford Road, Reading, Berkshire, RG1 7LL

Client:

Eaton Reading Ltd

Report date:

13th November 2025

Project:

This report is prepared to inform a planning application for the proposal described as:

“The existing office block will be converted into residential. The existing two storey office block will be extended upward to three storeys, and the existing two-storey car park will be extended upward to five storeys”.

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2025).

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

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2025) for the same site address. 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 consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

Roost number	Species	Roost type	Roost location	Impact
1	Common Pipistrelle	Day roost – confirmed after third survey	Soffit above third window from the right, north of B1a	Impact to roost – Disturbance Level of impact – Site
2	Common Pipistrelle	Day roost – confirmed after third survey	Gap within the second pillar from the right, north of B1a	Impact to roost – Disturbance Level of impact – Site

As the impacts of the proposed development on roosting bats are restricted to disturbance only, a Bat Mitigation Plan (BMP) and a disturbance notification is required to legally permit the works. No works to the building can commence until the BMP and disturbance notification have been written and agreed upon.

If plans change and any impacts to the northern, eastern and or western elevations are to occur, then a European Protected Species License (EPSL) may be required.

Background

PRA – Arbtech Consulting Ltd; 17th July 2025, 2 buildings were surveyed, B1 was valued as moderate, no bat evidence was found.

Number of buildings on site – 2 buildings.

Number of buildings surveyed – 1 building.

Explanation of why not all buildings were surveyed – B2 was deemed negligible for bats.

Scope of works

The following buildings were subject to emergence/re-entry surveys:

B1 – Moderate – 2 surveys completed, 1 more required - due to the identification of bats roosting on site.

Proposed development

Current use of building – Commercial

Proposed use of building – Conversion to residential

Structural changes to building –B1: Two storey office extended upward to three storeys and B2: Two-storey car park will be extended upward to five storeys.

Type of permission required –Full planning permission

The site surveys were designed and managed by Assistant Ecologist Amber Church with oversight from Consultant Ecologist Chantae Bleakman-Wells BSc (Hons) MSC MRSB, Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) and BCT Competency Level 2.

See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2.

Limitations

During both visits, streetlamps and lights within the courtyard were lit throughout the survey. To mitigate this limitation, IR footage was reviewed with contrast adjusted to allow a clear review.

During both surveys, buses passed in front of the surveyor view and elevations were temporality obstructed. To mitigate this limitation, the surveyors continuously checked the EMT and maintained radio contact with the other surveyors.

	During both surveys, vegetation restricted the views of surveyor's view and elevations were temporally obstructed. To mitigate this limitation, the surveyors continuously checked the EMT and maintained radio contact with the other surveyors. The surveys were undertaken outside of the pip maternity season.
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Field Survey					
Dusk Emergence Survey 1					
Building B1					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Phil Cutt	2 years	Level 2	Observing south and west elevations of B1a
	2	James Jordan	2 years	Level 1	Observing south of B1a
	3	Andy Wilkins	4 years	Level 1	Observing east of B1b
	4	Jayne Wilkins	5 years	Level 1	Observing east of B1b
	5	Unmanned IR	N/A	N/A	Observing east of B1b
	6	Rory Sear	1 year	Level 2	Observing north of B1b
	7	Amber Church	1 year	Level 2	Observing west of B1a
	8	Sarah Ward	2 years	Level 1	Observing north of B1a

	9	Harriet Pryer	1 year	Level 2	Observing north of B1a		
<i>Weather (start/end)</i>	Temperature (°C): 20 Relative humidity (%): 51 Cloud cover (%): 0 Wind (m/s): 1 Rain: None			Temperature (°C): 16 Relative humidity (%): 60 Cloud cover (%): 0 Wind (m/s): 0 Rain: None			
<i>Equipment used</i>	Equipment	Make	Model	Count			
	NVAs	Nightfox	Whisker	9			
	Additional Illumination	Nightfox	XB5 PRO	9			
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	8			
		Magenta Electronics	Magenta Bat4	3			
	Two Way Radio	BAOFENG	FV-88E	8			
Results							
Date of survey			Sunset; Start - End				
08/08/2025			Sunset 20:39; 20:24 – 22:09				
Surveyor observations							
<i>Surveyor 1</i>	Summary of general activity: No emergencies observed. No bats heard or seen.			Full elevation photo showing surveyor's view. 			
<i>IR position 1</i>	Camera position: observing south and west elevation of B1a Emergences observed: N			Screenshot of darkest part of survey.			

	No emergencies were observed, and the footage was in line with the observations of surveyor 1 with no additional activity.	
<i>Surveyor 2</i>	Summary of general activity: No emergencies observed. The only bat detected throughout the evening was a common pipistrelle heard not seen at 20:59 and 21:38.	Full elevation photo showing surveyor's view. 
<i>IR position 2</i>	Camera position: observing south elevation of B1a Emergences observed: N No emergencies were observed, and the footage was in line with the observations of surveyor 2 with no additional activity.	Screenshot of darkest part of survey.

		
<i>Surveyor 3</i>	Summary of general activity: No emergencies observed. The first bat detected was a common pipistrelle passing from west to east of B1a at 21:06. Common pipistrelles were heard not seen at 21:26 and 21:37. The final bat detected was a common pipistrelle heard not seen at 21:37.	Full elevation photo showing surveyor's view. 
<i>IR position 3</i>	Camera position: observing west elevation of B1b Emergences observed: N No emergencies were observed, and the footage was in line with the observations of surveyor 3 with no additional activity.	Screenshot of darkest part of survey.

		
<i>Surveyor 4</i>	Summary of general activity: No emergencies observed. The first bat detected was a common pipistrelle passing from west to east of B1b at 21:06. Common pipistrelles were heard not seen at 21:26 and 21:37. The final bat detected was a common pipistrelle heard not seen at 21:37.	Full elevation photo showing surveyor's view. 
<i>IR position 4</i>	Camera position: observing west elevation of B1b Emergences observed: N	Screenshot of darkest part of survey.

	No emergences were observed, and the footage was in line with the observations of surveyor 3 with no additional activity.	
<i>IR position 5</i>	Camera position: observing east elevation of B1b Emergences observed: N No emergences were observed, and the footage was in line with the observations of the neighbouring surveyors. with no additional activity.	Screenshot of darkest part of survey. 

<i>Surveyor 6</i>	Summary of general activity: No emergencies observed. No bats heard or seen.	Full elevation photo showing surveyor's view. 
<i>IR position 6</i>	Camera position: observing north elevation of B1b Emergences observed: N No emergencies were observed, and the footage was in line with the observations of surveyor 6 with no additional activity.	Screenshot of darkest part of survey. 
<i>Surveyor 7</i>	Summary of general activity: No emergencies observed. The first bat detected was a common pipistrelle observed at 21:02 foraging around the courtyard north of B1a. A common pipistrelle was heard not seen at 21:44. Two common pipistrelles were observed	Full elevation photo showing surveyor's view.

	foraging in the courtyard from 21:32 until 21:56, which was the final bat detected of the evening.	
<i>IR position 7</i>	Camera position: observing north elevation of B1a Emergences observed: N No emergences were observed, and the footage was in line with the observations of surveyor 7 with no additional activity.	Screenshot of darkest part of survey. 
<i>Surveyor 8</i>	Summary of general activity: No emergences observed.	Full elevation photo showing surveyor's view.

	The first bat detected was a common pipistrelle observed at 21:03 foraging in the courtyard northwest of B1a. A common pipistrelle was heard not seen at 21:44. Two further common pipistrelles were also observed foraging until 21:56 which was the last bat of the evening.	
<i>IR position 8</i>	Camera position: observing northwest elevation of B1a Emergences observed: N No emergences were observed, and the footage was in line with the observations of surveyor 8 with no additional activity.	Screenshot of darkest part of survey. 
<i>Surveyor 9</i>	Summary of general activity: No emergences observed. The first bat detected was a common pipistrelle heard not seen at 21:03. At 21:04 a common pipistrelle was observed flying east to south along B1a and headed southeast from the courtyard. From 21:04 to 21:49, constant foraging from common pipistrelles took place	Full elevation photo showing surveyor's view.

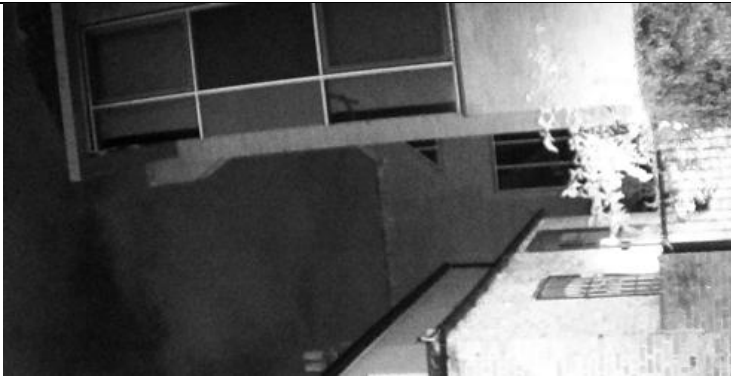
	before the northwestern elevation of B1a, with a core flight path being northeast to south west along the roof. The final bat was a heard not seen common pipistrelle, echolocating at 21:54.					
<i>IR position 9</i>	Camera position: observing northwest elevation of B1a Emergences observed: N No emergences were observed, and the footage was in line with the observations of surveyor 8 with no additional activity.					Screenshot of darkest part of survey. 
Field Survey						
Dusk Emergence Survey 2						
Building B1						
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Licence	Experience / Bat	BCT Competency	Elevation
	1	Sam Manning		1 year	Level 2	Observing south and west elevations of B1a

	2	Paul Bartkowiak	1 year	Level 2	Observing south of B1a
	3	Andy Wilkins	4 years	Level 1	Observing east of B1b
	4	Jayne Wilkins	5 years	Level 1	Observing east of B1b
	5	Unmanned IR	N/A	N/A	Observing east of B1b
	6	Rory Sear	1 year	Level 2	Observing north of B1b
	7 - Lead	Amber Church	1 year	Level 2	Observing west of B1a
	8	Kat Fasken-Wall	1 year	Level 1	Observing north of B1a
	9	Sarah Cooke	5 years	Level 2	Observing north of B1a
Weather (start/end)	Temperature (°C): 18 Relative humidity (%): 76 Cloud cover (%): 90 Wind (m/s): 1 Rain: None			Temperature (°C): 15 Relative humidity (%): 83 Cloud cover (%): 50 Wind (m/s): 1 Rain: None	
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	9	
	Additional Illumination	Nightfox	XB5 PRO	9	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	8	
		Magenta Electronics	Magenta Bat4	4	
	Two Way Radio	BAOFENG	FV-88E	8	
Results					
Date of survey			Sunset; Start - End		

02/09/2025				Sunset 19:32; 19:47 – 22:17		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	Common pipistrelle	Day roost – confirmed after third survey	B1a	North elevation of B1a, soffit above third window from the right.	Gap within soffit	N/A
2	Common pipistrelle	Day roost – confirmed after third survey	B1a	North elevation of B1a, second pillar from the right	Gap within pillar	N/A
Surveyor observations						
<i>Surveyor 1</i>		Summary of general activity: No emergencies observed. No bats were heard or seen during the survey.			Full elevation photo showing surveyor's view. 	

<i>IR position 1</i>	Camera position: observing South elevation of B1a Emergences observed: N No emergences were observed, and the footage was in line with the observations of surveyor 1 with no additional activity.	Screenshot of darkest part of survey. 
<i>Surveyor 2</i>	Summary of general activity: No emergences observed. No bats were heard or seen during the survey.	Full elevation photo showing surveyor's view. 
<i>IR position 2</i>	Camera position: observing South elevation of B1a Emergences observed: N No emergences were observed, and the footage was in line with the observations of surveyor 2 with no additional activity.	Screenshot of darkest part of survey.

		
<i>Surveyor 3</i>	Summary of general activity: No emergencies observed. No bats were heard or seen during the survey.	Full elevation photo showing surveyor's view. 
<i>IR position 3</i>	Camera position: observing east elevation of B1b Emergences observed: N No emergencies were observed, and the footage was in line with the observations of surveyor 3 with no additional activity.	Screenshot of darkest part of survey.

		
<i>Surveyor 4</i>	Summary of general activity: No emergencies observed. No bats were heard or seen during the survey.	Full elevation photo showing surveyor's view. 
<i>IR position 4</i>	Camera position: observing east elevation of B1b Emergences observed: N No emergencies were observed, and the footage was in line with the observations of surveyor 4 with no additional activity.	Screenshot of darkest part of survey. 

<i>IR position 5</i>	Camera position: observing east elevation of B1b Emergences observed: N No emergences were observed, and the footage was in line with the neighbouring surveyors with no additional activity.	Full elevation photo showing surveyor's view. 
<i>Surveyor 6</i>	Summary of general activity: No emergences observed. No bats were heard or seen during the survey.	Screenshot of darkest part of survey. 
<i>IR position 6</i>	Camera position: observing north elevation of B1b Emergences observed: N No emergences were observed, and the footage was in line with the observations of surveyor 6 with no additional activity.	Screenshot of darkest part of survey.

		
Surveyor 7	Summary of general activity: No emergencies observed. The first bat detected was a common pipistrelle heard and seen at 19:58. From 19:58 until 20:25 two common pipistrelles were foraging in the courtyard of B1 and displaying social calls. The final bat detected was a common pipistrelle heard not seen at 20:47.	Full elevation photo showing surveyor's view. 
IR position 7	Camera position: observing west elevation of B1a	Screenshot of darkest part of survey.

	Emergences observed: N No emergences were observed, and the footage was in line with the observations of surveyor 7 with no additional activity.	
<i>Surveyor 8</i>	Summary of general activity: No emergences observed. The first bat detected was a common pipistrelle observed passing from the west of the northern elevation of B1a at 19:59. Three common pipistrelles were observed foraging in the courtyard from 19:59 until 20:24. Common pipistrelles were heard not seen from 20:47 until 21:13 which was the final bat detected of the evening.	Full elevation photo showing surveyor's view. 
<i>IR position 8</i>	Camera position: observing north elevation of B1a Emergences observed: N No emergences were observed, and the footage was in line with the observations of surveyor 8 with no additional activity.	Screenshot of darkest part of survey.

		
Surveyor 9	Summary of general activity: No emergencies observed. The first bat detected was a common pipistrelle heard not seen at 20:05. Common pipistrelles were heard not seen from 20:05 until 21:04. At 20:06 a common pipistrelle was observed flying from close to the third pillar towards the east. At 20:09, two common pipistrelles passed from east to west across the north elevation of B1. At 20:19 a common pipistrelle passed from west to east across the north elevation of B1a.	Full elevation photo showing surveyor's view 
IR position 9	Camera position: observing north elevation of B1 Emergences observed: Y Two emergencies were observed. <u>Common Pipistrelle roost:</u>	Screenshot of darkest part of survey.

	Number: 1 Time: 20:00 Location of access point: second pillar from the right-hand side at the junction of the pillar and soffit, Direction of travel on emergence: east of B1a Species ID confirmed on site Does this line up with the observations of the adjacent surveyor? The surveyor did not observe the emergence, and the emergence was confirmed in IR review. <u>Common Pipistrelle roost:</u> Number: 2 Time: 20:09 Location of access point: soffit above the third window from the right of surveyor nines view of the northwest elevation. Direction of travel on emergence: west of B1a Species ID confirmed on site Does this line up with the observations of the adjacent surveyor? The surveyor did not observe the emergence, and the emergence was confirmed in IR review. The remaining IR review reflects the view of the surveyor	 09/02/2025 21:19:31
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Conclusions, Impacts and Recommendations

Survey Results Summary

Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
1	Common pipistrelle	Day roost	1	Soffit above third window from the right, north of B1	Impact to roost – Disturbance Level of impact – Site
2	Common pipistrelle	Day roost	1	Gap within the second pillar from the right, north of B1.	Impact to roost – Disturbance Level of impact – Site

General bat activity on site:

Key foraging areas – Courtyard of B1, north of B1a and west of B1b.

Key flight lines – N/A

Species observed – Common pipistrelle

Hibernation suitability -

Low – there is some limited habitat in crevices, however these do not offer the stable environment generally required for hibernation. No further surveys required

Discussion -

As the surveys were done outside of the pipistrelle maternity season, now this species has been confirmed on site, it is not possible to rule out higher numbers or maternity use during the peak season.

<i>Impact Assessment</i>	Roosting bats <table border="1"> <thead> <tr> <th data-bbox="562 248 864 284">Roost number</th><th data-bbox="864 248 1944 284">Impact</th></tr> </thead> <tbody> <tr> <td data-bbox="562 284 864 496">1</td><td data-bbox="864 284 1944 496">The proposed development will comprise of a three-storey extension which will leave the original two-storey office block undamaged. The roost found within the soffit above the third window will not be damaged or destroyed and the soffit will remain untouched. Although this roost is within close proximity and is likely to be disturbed during the proposed works.</td></tr> <tr> <td data-bbox="562 496 864 740">2</td><td data-bbox="864 496 1944 740">The proposed development will comprise of a three-storey extension which will leave the original two-storey office block undamaged. The roosts found within the pillar will be the site will not be damaged or destroyed, as the pillars will remain untouched. Although this roost is within close proximity and is likely to be disturbed during the proposed works.</td></tr> </tbody> </table> Wildlife Sensitive Lighting Strategy Bats may commute and forage in the wider area and across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within the guidance and include avoidance of light spill on to boundary vegetation or features which bats may use for roosting, foraging or commuting.	Roost number	Impact	1	The proposed development will comprise of a three-storey extension which will leave the original two-storey office block undamaged. The roost found within the soffit above the third window will not be damaged or destroyed and the soffit will remain untouched. Although this roost is within close proximity and is likely to be disturbed during the proposed works.	2	The proposed development will comprise of a three-storey extension which will leave the original two-storey office block undamaged. The roosts found within the pillar will be the site will not be damaged or destroyed, as the pillars will remain untouched. Although this roost is within close proximity and is likely to be disturbed during the proposed works.
Roost number	Impact						
1	The proposed development will comprise of a three-storey extension which will leave the original two-storey office block undamaged. The roost found within the soffit above the third window will not be damaged or destroyed and the soffit will remain untouched. Although this roost is within close proximity and is likely to be disturbed during the proposed works.						
2	The proposed development will comprise of a three-storey extension which will leave the original two-storey office block undamaged. The roosts found within the pillar will be the site will not be damaged or destroyed, as the pillars will remain untouched. Although this roost is within close proximity and is likely to be disturbed during the proposed works.						
<i>Recommendations</i>	Due to the proximity of the proposed works to the roosts, disturbance is likely to occur, and there is a risk that roosts will be blocked or damaged during construction works. A more detailed plan of the proposed plans for this elevation is located in Appendix 2. As there are only small numbers of common species present, providing that the roosts are at no point blocked, modified or damaged in any way, this would not constitute an offence under the Habitat Regulations. Therefore, the development works will need follow a non-licence mitigation plan/method statement to ensure no direct impacts on bats or their roosts will occur while the works are undertaken. This will be a standalone document						

	that will provide the detailed measures, restrictions and working practices that will need to be implemented to ensure that there is no breach of legislation. This document once prepared must be read and understood by the homeowner and contractors and must be kept on site at all times. Restrictions will include but are not limited to – scaffolding to not touch/block/obstruct in any way the roost access points, works to be supervised by a licensed ecologist, inspection with an endoscope of any roosting features on the northern and eastern elevations immediately prior to works commencing and measures to reduce light spillage onto key roost flight lines. If the development plans change at any time in the future to include works, such as any works to any of the other aspects on the building (including southern, eastern, and western), a license must first be obtained from Natural England to lawfully proceed. As disturbance will occur, an offence is likely under the Wildlife and Countryside Act (WCA). Under new Natural England (NE) advice, where the impacts are temporary, low level and will not impact Favorable Conservation Status, rather than seeking a licence, this site is eligible to use the new notifications system, whereby Level 2 will be applied as detailed below: Level 2 – A WCA disturbance offence is likely but only in relation to low level disturbance impacts. NE's expectation is that persons rely on the 'Incidental Result Defence' derogation in Section 10(3)(c) of the WCA; 'the act was the incidental result of a lawful operation and could not reasonably have been avoided'. Persons must notify Natural England in accordance with Section 10(5) that they intend to rely on the defence in OR where a licence is being issued for other licensable impacts (e.g. roost destruction) associated with the disturbance, NE can issue a licence that will cover these WCA-low level disturbance impacts also (to avoid the need for a separate notification to be submitted). This will need to be supported by the bat mitigation plan/method statement to demonstrate that the mitigation hierarchy has been employed and that direct impacts will be avoided. Wildlife Sensitive Lighting Strategy
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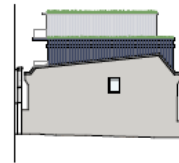
	A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). The following measures could be included: • Light spill on to the courtyard, north of B1a should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. • Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
<i>Enhancements</i>	The installation of 4 bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the extension. Bat boxes should be positioned at the eaves of buildings, facing in a south or south-westerly direction, or facing the vegetated courtyard, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

Appendix 1: BERS plan





South Elevation



West Elevation



North Elevation



East Elevation



North Elevation



West Elevation

Proposed Elevations
Scale 1:500@A3



Revision:	Date:	Drawn:	Check:
A Updated to comments after redesign of Class AA.	23.09.25	EAB	RTM
B Updated units to deck access.	08.10.25	EAB	JEY/RTM
C Updated to comments.	03.11.25	EAB	RTM/LBU

Key:

Class AA Application Elevations

PLEASE NOTE: All drawing information is indicative and subject to further design development & detail design. Position and extent of all utilities (overground & underground), easements, topographical features & trees to be confirmed and subject to further surveys. Exact site boundary position TBC through land registry plan and further on site investigations. Layout design is drawn for feasibility & discussion purposes only and has been based on PDF survey information that is subject to a full measured building survey.

This sketch is indicative only and based on incomplete survey information. Core areas are assumed to contain vertical circulation but remain unverified. The proposal is subject to full measured, structural, and M&E surveys, and is for feasibility/discussion purposes only.

Further design development will be required to address:

A compliant fire strategy, including means of escape, protected lobbies, evacuation requirements, and fire-rated construction;

Acoustic and thermal performance in line with Building Regulations, including potential enhancements between residential uses;

Ventilation to habitable spaces and shared areas per Approved Document F, plus assessment of overheating risk (Part O);

Structural capacity of the existing building to support residential conversion and associated loadings;

Natural light provision and daylight/nightlight performance in accordance with BRE guidance;

Services coordination, including drainage, vertical risers, and ventilation routes;

Access and inclusivity, including potential M upgrades and Part M compliance;

Waste and cycle storage arrangements;

Assessment of hazardous materials (e.g., asbestos) within the existing fabric.

All elements remain subject to detailed technical input, further surveys, and compliance with current planning and building regulations.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Amber Church BSc (Hons), Graduate Ecologist	02/10/2025
Proof	0.2	Harley Stone BSc, Senior Ecologist	07/10/2025
Proof	0.3	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	17/10/2025
Draft	0.4	Amber Church BSc (Hons), Graduate Ecologist	27/10/2025
Proof	0.5	Harley Stone, BSc (Hons), Senior Ecologist	29/10/2025
Final	1.0	Amber Church BSc (Hons), Graduate Ecologist	29/10/2025
Final	2.0	Amber Church BSc (Hons), Graduate Ecologist	13/11/2025