

Preliminary Roost Assessment

Survey site:

15, Hurst Road, Twyford, Reading, Wokingham RG10 0AG

Client:

Gill Loader

Survey date:

25/04/2025

Project:

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

Loft conversion.

[Unsubmitted]

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

The site survey was undertaken by Rebecca Gane BSc (Hons) Graduate Ecologist, an accredited agent on the Natural England survey licences for bats [2018-33540-CLS-CLS (class 1).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
25/04/2025	17	49	0	6	None
Executive summary		The building has negligible habitat value, and all suitable features will not be impacted by the development.			
PRA Survey Factor		Detailed using desk study and site survey. 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 Location plan in Appendix 1 and PRA plan in Appendix 2					
Background and Site Location					
Previous survey data		No previous ecology surveys have been carried out to the author’s knowledge.			
Limitations		No known limitations.			
Summary of site location and surrounding habitats		Grid ref: SU 79081 75643 On site habitats: Dwelling and garden Surrounding habitats: The site is immediately bounded by residential properties with gardens that contain amenity grassland and scattered trees and allotments to the west. The wider landscape contains residential properties as well as dispersed parcels of grassland and woodland. The site is therefore very well connected to local foraging and commuting habitat, including the River Lodden, Twyford Brook and several large ponds to the west. A location plan is provided in Appendix 1 .			

<i>EPSL and bat roost records (2km radius)</i>	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 6 EPSLs within a 2km radius of site as detailed below: <table><tr><th>Reference</th><th>Approximate distance from site</th><th>Species</th><th>Licence start date:</th><th>Licence end date:</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2010-2250</td><td>0.5km northwest</td><td>BLE</td><td>14/09/2010</td><td>13/09/2012</td><td>Destruction of a breeding site</td></tr><tr><td>2020-49294-EPS-MIT</td><td>0.7km northeast</td><td>C-PIP S-PIP</td><td>14/10/2020</td><td>31/08/2025</td><td>Destruction of a resting place</td></tr><tr><td>2020-44644-EPS-MIT</td><td>1.2km north</td><td>BLE C-PIP</td><td>05/02/2020</td><td>31/08/2020</td><td>Destruction of a resting place</td></tr><tr><td>2019-43241-EPS-MIT</td><td>1.5km west</td><td>BLE C-PIP S-PIP</td><td>20/11/2019</td><td>30/04/2025</td><td>Destruction of a resting place</td></tr><tr><td>2019-43858-EPS-MIT</td><td>1.9 km south</td><td>S-PIP</td><td>01/02/2020</td><td>28/02/2025</td><td>Destruction of a resting place</td></tr><tr><td>2016-25277-EPS-MIT</td><td>1.9km south</td><td>S-PIP</td><td>14/09/2016</td><td>13/09/2021</td><td>Destruction of a breeding site</td></tr><tr><td>2016-25277-EPS-MIT-1</td><td>1.9km south</td><td>S-PIP</td><td>15/06/2017</td><td>13/09/2026</td><td>Destruction of a breeding site</td></tr></table>	Reference	Approximate distance from site	Species	Licence start date:	Licence end date:	Impacts allowed by licence	EPSM2010-2250	0.5km northwest	BLE	14/09/2010	13/09/2012	Destruction of a breeding site	2020-49294-EPS-MIT	0.7km northeast	C-PIP S-PIP	14/10/2020	31/08/2025	Destruction of a resting place	2020-44644-EPS-MIT	1.2km north	BLE C-PIP	05/02/2020	31/08/2020	Destruction of a resting place	2019-43241-EPS-MIT	1.5km west	BLE C-PIP S-PIP	20/11/2019	30/04/2025	Destruction of a resting place	2019-43858-EPS-MIT	1.9 km south	S-PIP	01/02/2020	28/02/2025	Destruction of a resting place	2016-25277-EPS-MIT	1.9km south	S-PIP	14/09/2016	13/09/2021	Destruction of a breeding site	2016-25277-EPS-MIT-1	1.9km south	S-PIP	15/06/2017	13/09/2026	Destruction of a breeding site
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<i>Designated sites</i>	On site: The site is not subject to any designation.																																																

	2km radius: 1. Alder Moors Local Nature Reserve (LNR). ~1.9km south Alder Moors is an 8ha site containing ancient woodland that that undergoes coppice management. As such the ground flora is highly biodiverse and can support a wide range on invertebrates that in turn, support local wildlife. However, this LNR is not considered to be suitably connected to the site. 10km radius (Special Areas of Conservation (SAC) relevant to bats only): No SACs designated for bats are located within 10km of the site. In addition, the following priority habitats were identified: • Deciduous woodland (closest parcel ~0.2km northeast) • Traditional orchards (closest parcel ~0.4km northeast of site) • Coastal floodplain grazing marsh (closest parcel ~0.7km northwest). • Woodpasture and parkland (closest parcel ~0.8km present in southeast). • Lowland heathland (closest parcel ~1.4km southwest) • Ancient woodland (closest parcel ~1.5km southwest)
<i>Foreseen impacts</i>	The site lies within the SSSI impact zone for Lodge Wood and Sandford Mill SSSI as well as Harpsden Wood SSSI. No impacts foreseen to designated sites and priority habitats due to the small scale of the development.
<i>Recommendations</i>	None required.

Field survey results			
Summary B1 is a detached dwelling with a clay tiled roof with a single Velux window. There is a single storey hipped extension to the south. The development will entail the removal of the roof to increase the pitch and create a dormer of the eastern elevation. The single storey extension will not be altered. The garden area is comprised predominantly of an amenity lawn, kept at a short sward height, with introduced shrubs. B1 has negligible value for roosting bats.			
Feature	Materials	Condition/description	Suitability/access/evidence of bats
Walls	Rendered	Fully rendered and in good condition.	None. No suitable roosting features identified.
			
		Figure 1: Western elevation	Figure 2: Northern elevation

Roof	Clay	Tiles on the main roof are flush and in good condition, with no damaged or missing examples observed. Similarly, the ridge line is intact, with no lifted, damaged or missing tiles or mortar present. Mortar all intact along verges. The single storey extension contains one broken tile.	The main roof contains no suitable roosting habitat. The cracked tile on the side extension may provide low value roosting habitat for an individual or low number of crevice dwelling species, however this will remain unaffected by the development.
			
		Figure 3: Roof of the eastern elevation	Figure 4: Broken tile on the southern elevation.
Gable ends	Timber	Tudor board cladding is located on the gables of the western and southern gables. The timbers are in good condition and are flush with the surface of the gable	None. No suitable roosting features identified.

			
		Figure 5: Western gable.	Figure 6: Southern gable
Eaves	Timber soffit boxes	Tight fitting and well sealed, with rendering applied flush to the edges of the soffits.	No suitable roosting habitat identified.
			

		Figure 7: Example of the soffit boxes attached to the main roof.	Figure 8: Fascia and soffits on the porch.
Windows / door frames and lintels	PVC	Tight fitting.	No suitable roosting habitat identified.
			
		Figure 9: Windows in the southern elevation	Figure 10: Windows and doors on the western elevation
Internal voids	Attic space	Plastered (approx. 2 years prior) and in good condition. The area is extremely well lit via the velux window.	Exposed beams could provide bats with suitable roosting habitat for void dwelling species; however, no access points could be identified, and the area is very well lit. No bats or evidence of bats was observed.

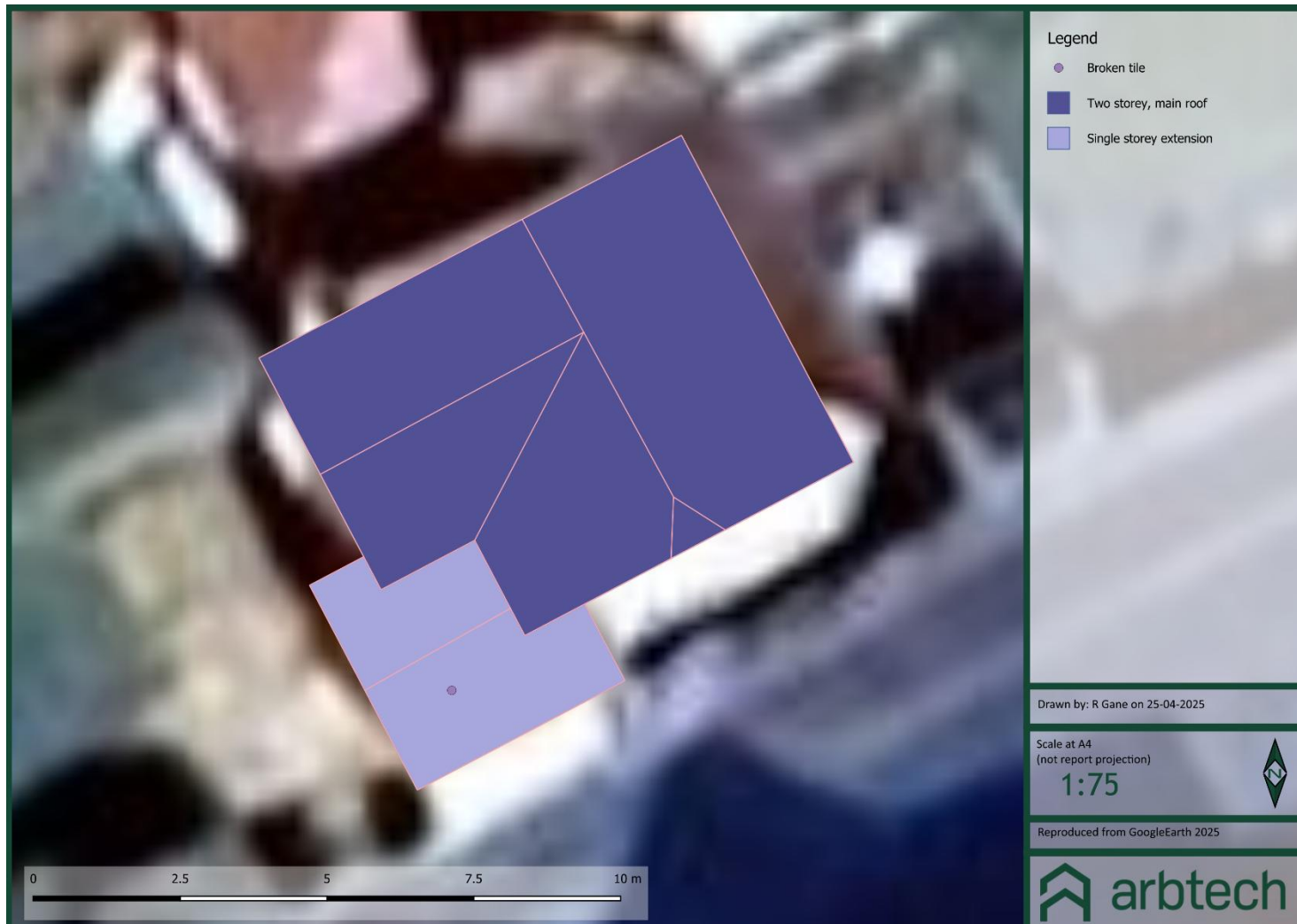
			
		Figure 11: Internal void, and light source. Facing south.	Figure 12: Internal void, facing east.
<i>Habitat value</i>	In line with Good Practice Guidelines (Collins, J. (Ed) 2023) B1 is assessed to have 'negligible' habitat value for roosting bats due to the absence of suitable roost features and access points.		
<i>Foreseen Impacts</i>	Bats are very unlikely to be roosting within this building or tree and as such, there are not anticipated to be any impacts on roosting bats as a result of the reconstruction of the roof of this building.		
<i>Recommendations</i>	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.		
<i>Enhancements</i>	The installation of a single bat access tile on the new roof will provide additional roosting habitat for bats. The top 'tunnel' tile offers the bat a tunnel to an entrance hole in the under tiles. This allows the bat to crawl into the roost area. Bat tiles should ideally be positioned facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.		

Nesting Birds	
<i>Summary of Survey Findings</i>	The eaves of the building could be used for nesting by common and widespread species of birds
<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>	Works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building/tree/vegetation should be undertaken immediately, by qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.
<i>Enhancements</i>	The installation of one bird box appropriate for trees (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlined in the British Standard " Integral nest boxes. Selection and installation for new developments. Specification" (BS 42021:2022).

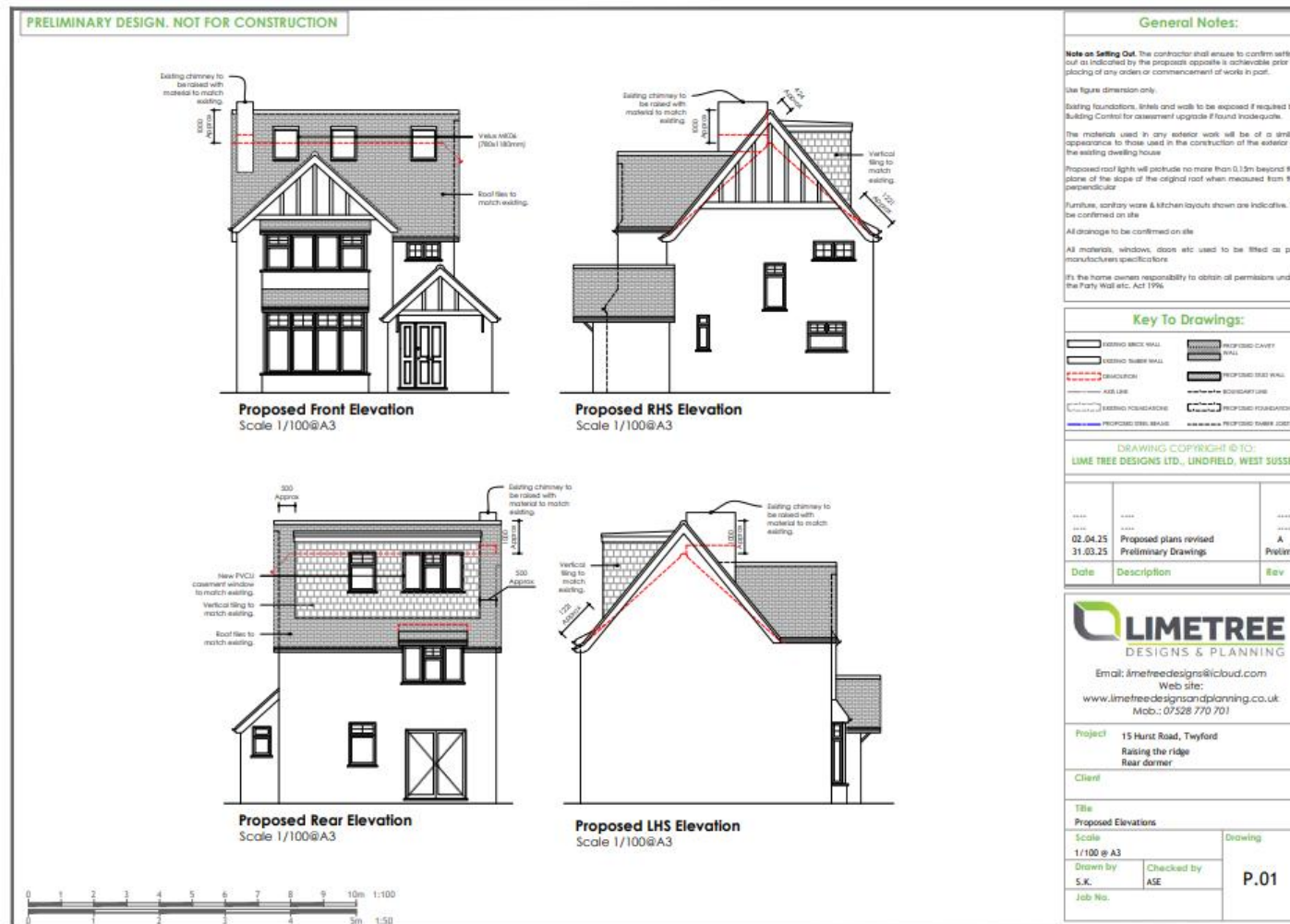
Appendix 1: Location plan



Appendix 2: PRA map



Appendix 3: Proposed Plans



Limitations and Copyright

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Version control			
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Draft	0.1	Rebecca Gane, BSc (Hons), Graduate Ecologist	25/04/2025
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