



31st of August 2021

Ref: 238 London Road Early Reading

To whom it may concern,

I undertook a bat scoping assessment at this property on the 24th of August 2021 at the request of the owner of the property. This assessment was undertaken further to the proposal for a loft conversion to expand internal living space. The survey was undertaken according to best practice guidance as detailed by the Bat Conservation Trust (BCT)¹.

The property is an attached house, with gable roof and currently used for residential living. The building is in a highly urbanised area with a streetlamp adjacent to the property. Externally the building is in good condition, the building is brick built with clay roof tiles. There is one small gap between the ridge tiles that could be potentially used by crevice roosting bat species. The soffits are generally well sealed at the edges, with the exception of two small mouse holes on the soffit face. These are unlikely to be used by bats. The lead flashing around the chimney base is well sealed. There is a single slipped tile below the chimney, but the gap was well investigated and unlikely to be used by bats. The internal loft void proposed to be converted is unlined and contains mineral wool insulation (see photograph one and two). There are a few gaps within the eaves of the roof. Timber beams span the width of the void, the void is heavily cobwebbed at the ridge, suggesting the void hasn't been used void roosting bays within the recent past. There is no evidence of bat droppings within the void.

Overall, the building is considered to support low potential for both hibernating bats and summer roosting bats within the gaps within the soffits. No further bat surveys are considered necessary in this instance. However, a precautionary approach should be undertaken, whereby the clay roof tiles should be hand stripped one by one from the roof under the direct supervision of a licenced bat ecologist. In the unlikely event that bats, or evidence of bats are found at this stage, the potential for impacts and need for EPS licencing will be reassessed.

As long as the precautionary measures detailed above are implemented and secured though an appropriate planning condition, the planning authority can be satisfied that it has fulfilled its legal duties with respect to protected species. In the unlikely event that bats, or evidence of bats are found at the soft strip stage of the proposed works, the potential impacts and need for licensing will be reassessed.

If you have any queries about the findings of this assessment, then please do not hesitate to contact me.

Kind regards

Charlotte Hammond
BSc (hons)



Photograph 1 and 2. The internal aspects of the void, showing the lack of bitumen lining and the rockwool insulation.



Photograph 3 (left). An example of a small gap the eaves. **Photograph 4 (right).** Clay roof tiles with a number of gaps that could potentially be used by crevice roosting bat species.



Photograph 5 (left). Well-sealed lead flashing around the chimney base. **Photograph 6 (right).** Fascia boards well sealed and hanging tiles that are not be impacted.

