

Mr. Russell Grey
Etive Ecology Ltd
Wirral

J. & K. Hunter
Templemount
Blakes Road
Wargrave
RG10 8LA

27th November 2024

Templemount, Blakes Rd, Wargrave

Preliminary Bat Roost Appraisal (PRA)

Dear Mr & Mrs Hunter,

This letter has been produced following your instruction to undertake a Preliminary Bat Roost Appraisal (PRA) of part of the existing property Templemount on Blakes Road, Wargrave. The property is proposed for refurbishment and single-storey extension, including the demolition of an existing roof structure associated with the kitchen. This roof area was the focus of the PRA.

The site visit was undertaken on 25th November 2024 by Russell Grey, an experienced ecologist and class two licensed bat surveyor (2015-14472-CLS-CLS). I was able to access all land within the application site boundary, including a full inspection of all internal areas associated with the kitchen and the loft space immediately above.

The site is located on the northeastern edge of the quiet village of Wargrave, located midway between Reading (7km southwest) and Maidenhead (7km east). The property is access off the single-track country lane of Blake Road, with the property set back just 5m from the lane. The property is a two-storey building comprising five bedrooms and a large garden area to the east which is edged by mature trees and shrubs. There is a separate residential unit adjacent to the south; the Coach House.

The property is of traditional construction, comprising exposed brickwork elevations, sections of pebble-dashing, a complex roof layout, timber eaves and clay roof tiles, with two protruding chimney stacks. The existing kitchen lies on the southeast elevation and protrudes from the main elevation with the benefit of a lean-to clay-tiled roof structure. The PRA focusses on this existing single-storey lean-to area.

Externally, all brickwork was found to be in an excellent condition, with no damaged, failed or missing bricks of mortar. The windows were all timber framed but were well-fitted and sealed into the surrounding brickwork and lintels, offering no gaps, cracks or holes for bats to utilise. The tile verge on the eastern end of the roof had been sealed with mortar, which remained fully intact. The roof was comprised of clay tile which were generally in a good condition, with one or two partially lifted, but not offering any significant gaps for bats to utilise. The lower row of tiles sat immediately over a line of black uPVC guttering, with a breathable roofing membrane extending beyond the end of the tiles. The guttering was affixed to a uPVC soffit which was fitted with ventilation gaps (too small to allow

bat access – see photograph below) and was tightly sealed to the brickwork. The roof was sealed to the elevation of the main property with lead flashing which was well-seated and offered no suitable gaps for bats to use. An ornamental climber was present at the eastern gable, sprawling to 2m height but offering sparse cover and with stems <5m in width and offering no potential roosting value to bats. Overall, there are no potential access points for bats or birds to get into the roof structure above the kitchen, and no potential roosting features (PRFs) were found during the external assessment.



Pitched roof above existing kitchen.



Well-sealed soffits to external brickwork.

An inspection of the internal area found the kitchen to be in current use, with a small roof space above the usable area. The roof space was access via a hatch and was found to be approximately 1m wide and with a height of approximately 80cm. The roof comprised exposed timbers (smooth sawn) with the breathable membrane above and the tiles above. The timbers were un perfect condition, the membrane was intact and there were no PRFs noted. The brickwork elevation of the main building was visible and was found to be in a good condition, with no gaps/cracks and therefore no PRFs. Numerous services run through the roof space and spotlights into the kitchen below offered partial illumination. There was no insulation to the roof space.

In summary, no PRFs were identified and no bats or any evidence of bats, such as droppings, feeding remains or staining, were found anywhere within the roof space. Coupled with the external appraisal, **the kitchen area is concluded to be of Negligible Bat Roost Potential (BRP).**

The location of the site is within an area that is potentially suitable for bats. There is open countryside on the opposite side of Blakes Road, including a block of semi-natural woodland and connecting hedgerows. The large and mature gardens that surround the property and other nearby properties offer excellent foraging and commuting opportunities.



Roof space with exposed timbers and services.



Roof membrane and well-sealed brick/block work.

There are no records of recent Bat Licenses issued by Natural England within 1km of the site. The nearest bat license issued is located 1.05km to the east; a common pipistrelle non-maternity roost (2018). Other bat licenses within 2km of the site covered species such as soprano pipistrelle, brown long-eared and Natterers bats.

In conclusion, the existing kitchen and associated lean-to roof at Templemount, Blakes Road has been found to be of **Negligible Bat Roost Potential**. The structure is in a very good condition and offers no PRFs or any potential access points. There is also no suitable habitat or features to support nesting birds during the breeding season.

No further bat survey is recommended as the risk of encountering roosting bats within the vicinity of the proposed works is considered to be negligible.

If you have any queries regarding the content of this letter, please do get in touch.

Kind Regards,



Russell Grey

(BSc, MCIEEM, CEnv)