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128 Victoria Road
Wargrave
Reading
RG10 8AE

15th November 2025

Our reference: 126-128 Victoria Road PRA Report

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126-128 Victoria Road, Wargrave - Bat Preliminary Roost Assessment (PRA)

Introduction

Further to your instruction, a preliminary roost assessment (PRA) was completed at 126-128 Victoria Road, Wargrave, Reading. The site visit was completed on 4th November 2025 following a review of the location using aerial imagery and background data sources such as the MaGlc web system (<https://magic.defra.gov.uk/>). The assessment below has been completed with reference to the development proposals shown most clearly on your planning drawings (Retsof Design ref. EJD3102- series). This shows the alteration of the properties with a two-storey rear extension. No significant impacts are predicted on trees that could support bats or habitats that are likely to support other species e.g. great crested newts.

The current properties are two semi-detached homes built of typical brick construction with slate tile roof. The building appears to have been constructed in approximately early 1900s. There have been some previous alterations including single storey rear extensions. Plates 1 & 2 shows the building from the front and rear.

The ecological appraisal was completed by James Hildreth, a consultant ecologist with over 24 years professional experience, a full member of the chartered institute of ecology and environmental management (CIEEM) and a Chartered Environmentalist. James holds several protected species survey licences and most relevant to this inspection is a Natural England bat class 2 survey licence registration (2018-37686-CLS-CLS).

Plate 1 - The building shown from the front



Plate 2 - The building shown from the rear



Site Location

The plot is situated on a residential street in a sub-urban setting. The surrounding area is mostly residential with associated small to medium sized gardens plus school with sports fields. The surrounding landscape includes mostly residential to the west and north. To the south and east there is a landscape of mixed farmland with small woodland blocks. To the east there are several ancient woodland blocks within 1km. There is only limited ecological connectivity to the property from semi-natural habitats in the landscape formed by gardens and playing fields of mostly low ecological value. There are 7 records of Natural England bat European Protected Species Licences within 2 km of the site, notably in locations with a more rural setting than the property being assessed.

Internal Inspection

Based on the development proposals the impacts will be focused on the existing rear extensions. There will be a very small impact for the 'tie-in' of the new roof to the existing main house roof. The assessment focused on these areas of building only as there are no predicted significant impacts to trees and other habitats that would affect bats or other species e.g. great crested newts, reptiles etc. Both of the roof spaces were inspected internally and showed largely unmodified main roof spaces. A traditional cut-timber structure was present with felt sarking. Where roof repair and replacement has been done previously the felt and timbers are of the same traditional style. There was no evidence of bat presence within the roof space e.g. droppings, staining, scratching, feeding remains or bats themselves.

Plates 3-6 provide photographs of the internal roof spaces of the building.

Plates 3-6 - Internal roof space images





External Inspection

External inspection of the building showed a well-sealed roof on the main building with tightly fitted slate tiles and pointing in a good state of repair. Features such as soffit boxes and similar woodwork which can be potential points of access for bats on other properties were all well sealed to the walls of the building. The flat roof extension to the rear of 126 Victoria Road was tightly fitted and the wooden weatherboarding around the edge did not have any gaps large enough for bat access. Plates 7-13 show external views from the inspection.

Plates 7-13 - external inspection images







Conclusion and Recommendations

The PRA survey found no evidence of bats (e.g. bat droppings). No potential bat access points to the property were found. Taking into account the surrounding habitats and bat licence records within 2 km of the property it is considered that the building has **negligible potential** to support bats. This level is not 'none' and there is a very minimal chance that a bat may unexpectedly cling to a non-standard feature on the property for example. Therefore basic recommendations are made to keep survey information up to date and for awareness during building work, plus for enhancement for bats to be able to use the site in the future

Recommendations to safeguard bats are made based on the results of this PRA. Based on the inspection revealing no evidence of bat presence and no features able to support roosting bats, further surveys are not considered to be appropriate. During all work an ecologist should be on-call to attend site and advise should there be any unexpected discoveries of bats or other wildlife.

If renovation work has not started within 24 months of this PRA it is recommended that an update visit is completed to check for any alterations that could provide additional bat access to the property.

Planning policy recommends biodiversity enhancement. One bird box and one bat box will need to be installed on the house. A bat box (e.g. Beaumaris bat box or Schwegler 2F bat box) will be installed on the rear wall of the building. The box should be positioned above 3 metres height and face south or west to benefit from solar heating. A traditional style bird box (e.g. Washington nest box with 32mm hole) will be installed on the front or east facing side wall (no.128) of the building, at first floor level or higher. Examples of these nest boxes are shown in Plates 14 & 15. Substitutions to alternative brands of the same style will be made if stock is not available at the time of purchase.

Plates 14 & 15 - Bat and bird boxes



If you have any questions or would like to discuss the assessment and my recommendations in more detail please do not hesitate to contact me.

Yours sincerely,

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Dr James Hildreth CEnv MCIEEM