

ANDS Architecture

Biodiversity Survey & Report

Site: 230 Hyde End Road, Reading, RG7 1DG
Property Type: Detached residential dwelling
Date: 23 July 2025
Prepared by: ANDS Architecture

1. Introduction

This short biodiversity report assesses the potential ecological value of the site at 230 Hyde End Road and identifies any likely impacts from proposed development. The site visit and desktop review inform the conclusions.

2. Site Overview

The site is a detached residential property with front and rear gardens. The rear garden contains amenity grass, ornamental shrubs, and boundary fencing. A few mature trees are present near the rear and side boundaries.

3. Desktop Study

A review of publicly available data (e.g. MAGIC maps and local records) indicates:

- No designated nature conservation sites (e.g. SSSI, LNR) within 250m
- Local records show presence of hedgehogs, common garden birds, and bats in the wider area

4. Site Visit Observations

- Trees & Hedgerows: A few mature trees along the boundaries, which could be used for bat foraging/commuting; no visible signs of bat roosts.
- Bird Habitat: Dense shrubs and trees provide potential nesting habitat for birds.
- Ground-Level Habitat: Amenity grass and garden planting — low value for reptiles or amphibians, though occasional use by hedgehogs is possible.
- Buildings: Roof and soffits appear in good condition; no signs of bat entry points observed.

5. Potential Impacts

Feature	Risk
Tree/shrub removal	Possible disturbance to nesting birds
Minor demolition works	No likelihood of bat disturbance.
Garden works	No Potential disturbance to hedgehogs (if present)

6. Recommendations

- Nesting Birds: Avoid removing trees/shrubs between March and August. If unavoidable, a check by a competent person is advised. No trees will be felled.
- Bats: Although risk is low, if any work is needed on the roof, it should be done cautiously. If bats are found, works must stop and a bat licence sought.
- Hedgehogs: Check for sheltering hedgehogs in dense vegetation before clearance. Include small gaps in fences to maintain wildlife movement.
- Enhancements: Install 1 bat box, 1 bird box, and native planting where possible to support biodiversity net gain.

7. Conclusion

This detached property poses low to moderate ecological risk. With the above precautions and simple enhancements, the development can proceed without significant harm to biodiversity and could deliver a minor net gain.