



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT ROSE COTTAGE WOKINGHAM



**Prepared for:
Mr J Gibbs
Rose Cottage
Limmerhill Road
Wokingham
RG41 4BU**

7 October 2024

Ref: SPH/ESR-24/21.09



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BS5837 – Tree Surveys – Ecological Consulting

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The validity of this report ceases at the prescribed time limit or after one year from the survey, or if the site conditions change due to unspecified works that affect the site whichever is the sooner.



EXECUTIVE SUMMARY

Urban Tree Experts were initially commissioned by Mr J Gibbs to carry out two dusk emergence surveys at Rose cottage, Limmerhill Road, Wokingham, RG41 4BU. However, following the first and second surveys, when an individual bat was recorded emerging from the property on each of the surveys, a further (3rd) activity survey was commissioned in accordance with best practice guidelines.

The surveys were undertaken on the property to provide further evidence to support the initial findings and conclusions from the preliminary ecological appraisal (DBW), ref SPH/NP/PEA-24/09.07, and to inform appropriate mitigation for the proposed works if required.

This report is prepared to support a forthcoming planning application to Wokingham Borough Council that will seek to construct various extensions, see plans at Appendix 1.

The application site comprises a two storey, brick built, and part painted property set within an established garden, the majority of which are laid to lawn with mature trees and shrubs mainly on the boundaries. The site itself offers good foraging and commuting habitat for bats and there is direct ecological connectivity to the wider landscape that also provides good habitat for foraging and roosting bats.

The preliminary ecological appraisal consists of a desk top study prior to the surveys to review existing information about the site and its surroundings and to inform the design of subsequent bat surveys, if required. The desk top study was conducted based upon a minimum 2km search radius and it revealed one statutory designated site is located within, and no current European Protected Species Licences (EPSLs) for bats have been granted within 2km of the proposed development site.

A search of the Berkshire and South Buckinghamshire bat group records confirmed 9 different species within the 2-kilometer search radius, including *Myotis sp.*

The dusk emergence surveys were conducted on Monday 29 July, Thursday 22 August and Saturday 21 September 2024.

A limited number of bats were heard and seen foraging in and around the site throughout the surveys. At 21.08, during the first emergence survey (29.07.24), an individual soprano pipistrelle bat was seen and recorded emerging from under a roof tile, to the right of the right dormer window on the southwest facing elevation (referred to as the left side elevation on the plans). During the second emergence survey (22.08.24), at 20.31, an individual common pipistrelle bat was seen and recorded emerging from under a gap in the roof tile above the right dormer window on the same southwest facing elevation and, during the last emergence survey (21.09.24), at 19.04 an individual soprano pipistrelle bat was seen and recorded emerging from under the same lifted roof tile as on the first survey.

This report confirms the findings of the surveys, completed by an experienced licensed bat ecologist, in accordance with current best practice guidance where possible, and outlines any ecological constraints or issues with the proposed works.

If the works are conducted outside of the bat activity period (May to August) there will be no disturbance to the roosts.



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The works, if undertaken in the bat activity period, will result in an insignificant level of disturbance of a day roost for a low number of soprano pipistrelle and common pipistrelle bats as the roost locations are in an area that is not going to be directly affected nor altered. Following works there is no reason why continued roosting provision cannot be successfully maintained at the property with appropriate mitigation.

In line with Natural England's Advice Note: "Guidance on bat disturbance and appropriate licensing approaches" dated July 2024, an EPSL is not required however, a method statement (to be conditioned as part of the planning consent) has been included to enable the Local Planning Authority to have regards to the requirements of the Habitats Directive... *"in the exercise of their functions in considering the planning application"*.



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1. Introduction

1.1 Instruction

Urban Tree Experts was commissioned by Mr J Gibbs to carry out three dusk emergence surveys at Rose cottage, Limmerhill Road, Wokingham, RG41 4BU.

1.2 Aims and Objectives

The dusk emergence surveys are designed to:

- Identify the presence/likely absence of bats using the building to roost.
- Estimate the size and status of any existing bat roost within the building.
- Establish where the bats are accessing the building.
- Determine the potential impacts on any bat roost from the proposed development.
- Determine if an EPSL and ecological method statement are required.

The survey was carried out in accordance with Bat Surveys for Professional Ecologists Good Practice Guidelines 4th edition.

1.3 Proposed Works

The surveys were commissioned in connection with a forthcoming planning application to Wokingham Borough Council that will seek to construct substantial extensions.

1.4 Surveyor Background and Experience

The surveys were conducted by Nick Powell, Katie Holmes and Simon Holmes and remote cameras, and the report was compiled by Simon Holmes MSc. CEnv, a Natural England licensed bat ecologist.

Simon holds Class 3 (CL19) and 4 Bat (CL20) Licenses (Nos. 17637 and 17638) and Science and Education license (SCI64844). He has 33 years' experience of carrying out bat surveys and bat conservation work.

Nick commenced surveying bats in 2022 and holds a Class 2 Bat License (CLS-11742) and has received training in bat ecology and surveying, bat detector use, acoustic monitoring/sonogram analysis, architectural terms for bat workers, bats and development, H & S awareness for bat workers, legislation for bat workers, British bats their ecology and conservation, surveying trees for bats, Bat ID and handling, bat biology.

Katie Holmes. Katie holds a Class 2 Bat License (CLS-35124) and has been surveying bats for 12 years with various ecological consultancies and has received training in surveying techniques, bat detector use, bat biology, identification, acoustic monitoring, echolocation analysis and netting.

2. Survey Methodology

2.1 Constraints/Limitations

An assessment of the buildings exteriors was conducted on 29 July 2024, prior to the first survey being conducted and there were no material changes to the building and no constraints or limitations to the surveys. The weather conditions at the time were appropriate for bat activity surveys and bats were observed emerging, foraging and in transit during the surveys.



2.2 Dusk Surveys

The dusk emergence surveys were conducted on the evenings of Monday 29 July, Thursday 22 August and Saturday 21 September 2024. The surveys were at a time of year when active bats are most likely to be present. Weather conditions were suitable for the surveys being conducted during warm weather and when bats were likely to be active.

The surveyors/remote camera(s) were stationed (as shown in Figure 1), to ensure the features identified in the preliminary ecological appraisal (DBW) could be observed. Sample screenshots from the video cameras are included at Appendix 2.

During the surveys, bat activity was monitored using three BatLogger M bat detectors together with five Sony Handycam night shot video cameras with high intensity IR lamps. The detectors and cameras were fitted with SD cards for recording bat activity, allowing for later analysis with Kaleidoscope Pro 3 software and VLC media player and DVR Scan.

Figure 1 – Rose Cottage, Wokingham, surveyor/remote camera locations and emergence directions.



At 21.08, during the first emergence survey (29.07.24), an individual soprano pipistrelle bat was seen and recorded emerging from under a roof tile, to the right of the right dormer window on the southwest facing elevation (referred to as the left side elevation on the plans). During the second emergence survey (22.08.24), at 20.31, an individual common pipistrelle bat was seen and recorded emerging from under a gap in the roof tile above the right dormer window on the same southwest facing elevation and, during the last emergence survey (21.09.24), at 19.04 an individual soprano pipistrelle bat was seen and recorded emerging from under the same lifted roof tile as on the first survey.

In total four different species were recorded and identified foraging and commuting around the site. A simple summary of the bats recorded can be seen in Table 2 commencing on page 7.



3. Survey Findings

3.1 Dusk Surveys

The weather conditions and surveyor details from the surveys can be found in Table 1 below.

Table 1 – Surveyor details and weather conditions for bat activity surveys conducted at Rose Cottage, Wokingham.

Date:	29 July 2024	22 August 2024	21 September 2024
Surveyors and locations	(A) Nick Powell (B) Remote camera (C) Remote camera (D) Simon Holmes (E) Katie Holmes	(A) Nick Powell (B) Remote camera (C) Remote camera (D) Simon Holmes (E) Katie Holmes	(A) Nick Powell (B) Remote camera (C) Remote camera (D) Remote camera (E) Katie Holmes
Weather Conditions (Start)	Temperature 19.4°C, Cloud cover 5% Humidity 72.5% Dry Wind Beaufort 0	Temperature 18.1°C, Cloud cover 90% Humidity 84.9% Dry Wind Beaufort 1-2	Temperature 17.5°C, Cloud cover 35% Humidity 90.9% Dry Wind Beaufort 0
Sunset/Sunrise	20:55	20:10	19:03
Start time	20:40	19:55	18:45
Finish Time	22:30	21:40	20:35
Duration	01:50	01:45	01:50
Weather Conditions (Finish)	Temperature 16.9°C, Cloud cover <5% Humidity 79.8% Dry Wind Beaufort 0	Temperature 17.1°C, Cloud cover 50% Humidity 89.1% Dry Wind Beaufort 0-1	Temperature 15.3°C, Cloud cover 80% Humidity 96.3% Dry Wind Beaufort 0

Table 2. Summary of bat calls recorded in the vicinity of Rose Cottage, Wokingham.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
29/07/24	A	20:40 – 22:30	Y	Y	Common and soprano pipistrelle and noctule	Despite good foraging conditions and insects flying, the bat activity during this survey for all survey locations was very limited. At 21.06 a faint call from a noctule bat was heard with the bat being seen in transit at 21.18 and foraging above the site at 21.37. Only 6 foraging calls from a soprano pipistrelle bat were heard and recorded between 21.26 (when the bat was seen in transit from behind the surveyor and up the side of the property) and 22.21. 11 foraging calls from common pipistrelle bats were heard and recorded between 21.32 and 22.04, the bat was not seen.
29/07/24	B	20:40 – 22:30	Y	N	Remote camera	During the survey, the camera did not record any bat activity.
29/07/24	C	20:40 – 22:30	Y	N	Remote camera	During the survey, the camera recorded bats in transit across the front of the property only.
29/07/24	D	20:40 – 22:30	Y	Y	Common and soprano pipistrelle and noctule	At 21.05 a noctule call was heard and thereafter until 21.43, another 10 foraging calls were heard, the bat was not seen. At 21.09 a soprano pipistrelle was seen emerging from the southwest roof elevation. Soprano pipistrelle foraging activity was very limited with another 10 calls being heard until 21.46 with, at 21.25 a bat being seen in transit across the front of the property. Sporadic common pipistrelle foraging calls dominated from 21.11 until survey end, the bat(s) were never seen



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Table 2. Summary of bat calls continued

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
29/07/24	E	20:40 – 22:30	Y	Y	Common and soprano pipistrelle and noctule	At 20.49 a faint call from a noctule was heard. A noctule was heard again at 21.04, noctule calls were heard until 21.45 with the bat being seen foraging high above the site and over Fox Hill Woodland. At 21.08 an individual soprano pipistrelle bat was seen and recorded emerging from under a roof tile, to the right of the right dormer window. Thereafter sporadic foraging calls were heard from soprano pipistrelle bats until 21.55 with, on 1 occasion (at 21.15) 2 bats being seen foraging in and around the garden. Bat activity during this survey was dominated by common pipistrelles from 21.23 until survey end with sporadic foraging and transit calls being heard and initially 1 bat being seen foraging in and around the garden.
22/08/24	A	19:55 – 21:40	Y	Y	Common pipistrelle and noctule	Noctule foraging activity dominated from 20.06 until 20.54 with up to 3 noctules seen and heard foraging high above the site and above the woods to the right of the surveyor. Common pipistrelle activity was limited with only 11 calls being heard between 20.15 and survey end, the bat was seen a couple of times foraging behind and to the right of the surveyor.
22/08/24	B	19:55 – 21:40	Y	N	Remote camera	During the survey, the camera did not record any bat activity.
22/08/24	C	19:55 – 21:40	Y	N	Remote camera	During the survey, the camera did not record any bat activity.
22/08/24	D	19:55 – 21:40	Y	Y	Common pipistrelle and noctule	At 20.06 until 20.51 fifty-six foraging and transit calls from noctule bats were heard with a couple of bats being seen foraging high above the site. At 20.31, an individual common pipistrelle bat was seen and recorded emerging from the southwest roof elevation and thereafter another 9 foraging calls were heard, the bat was not seen again.
22/08/24	E	19:55 – 21:40	Y	Y	Common pipistrelle and noctule	Between 20.06 and 20.51, sixty-eight foraging calls from up to 3 noctules were heard and recorded with the bats being seen foraging high above the site and Fox Hill Woodland to the left of the surveyor. At 20.14 a common pipistrelle was seen and heard in transit to the left of the surveyor and then, at 20.31, an individual common pipistrelle bat was seen and recorded emerging from under a gap in the roof tile above the right dormer window. Thereafter only another 10 foraging calls from common pipistrelle bats were heard until 21.23.
21/09/24	A	18:45 – 20:35	Y	Y	Common and soprano pipistrelle, noctule and brown long-eared (BLE)	During this survey and for all survey positions, bat activity was limited despite insects flying and the survey conditions being good. At 18.43 a faint call from a noctule was heard and thereafter another 9 calls were heard until 20.00. Common pipistrelle foraging activity commenced at 19.28 with the bat being seen at 19.29 foraging behind the surveyor. Common pipistrelle foraging activity continued until survey end, the bat was not seen again. A single call from a soprano pipistrelle was heard at 20.02. Analysis of the data recorded revealed a call from a BLE bat.
21/09/24	B	18:45 – 20:35	Y	N	Remote camera	During the survey, the camera did not record any bat activity.



Table 2. Summary of bat calls continued

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
21/09/24	C	18:45 – 20:35	Y	Y	Common and soprano pipistrelle, noctule and BLE	Between 18.50 and survey end, the remote batlogger recorded 4 noctule calls, 9 soprano pipistrelle calls, 16 common pipistrelle calls and 5 BLE calls. The remote camera did not record any bat activity.
21/09/24	D	18:45 – 20:35	Y	N	Remote camera	During the survey, the camera recorded one bat emerging from the southwest facing roof elevations, at 19.04.
21/09/24	E	18:45 – 20:35	Y	Y	Common and soprano pipistrelle, noctule and BLE	A faint noctule call was heard at 18.51 and then again at 18.56 and 18.59 and thereafter sporadic foraging calls were heard until 19.54, the bat was not seen. At 19.04 an individual soprano pipistrelle bat was seen and recorded emerging from under a roof tile, to the right of the right dormer window. Thereafter only another 5 foraging calls from soprano pipistrelle bats were heard during the survey. Sporadic common pipistrelle foraging activity was heard from 19.16 until survey end, the bat(s) were not seen. A few calls from BLE bats were heard at 20.02 to 20.03.

4. Conclusions/Interpretation

- 4.1 The evidence collected during the preliminary assessment and bat activity surveys provides a high level of confidence in support of the opinions as set out in this report. The property hosts two summer roosts. One common and one soprano pipistrelle, both a common (widespread in the UK and Berkshire) species (that are not a maternity or hibernation site). The day roosts are considered to be of low conservation significance that are important at a site level only.
- 4.2 The local bat group records, surveyor observations and recordings provide a high level of corroboration of the species detected at Rose Cottage.
- 4.3 The calls detected and recorded from the survey provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, noctule, *Nyctalus noctula*, and brown long-eared, *Plecotus auritus*, all foraging and/or transiting across the site. The longest and most frequently recorded calls and observations were from common pipistrelle bats.
- 4.4 The property has features suitable for crevice dwelling bats to roost, for example the pipistrelle sp. and brown long-eared bats and the surrounding land with agricultural land/improved grassland and Fox Hill Woodland provide excellent foraging and roosting opportunities for a wide range of bat species.
- 4.5 The bat activity was dominated by common pipistrelles, with calls and visual observations indicating a low number of other individuals across the surveys. With good foraging conditions this season (2024) the bat activity encountered during the surveys is considered low. All activity surveys in the county this season have resulted in low levels of bat activity despite favorable foraging conditions.



- 4.6 Whilst a limited number of calls from a BLE bat was recorded and/or heard by the surveyors, this is not unusual as the BLE bat is commonly referred to as the 'silent' bat as the calls are very quiet and difficult to detect as they prefer to hunt using their hearing and sight.
- 4.7 If the proposed works are conducted outside of the bat activity period (May to August) there will be no disturbance to the roosts.
- 4.8 The works, if undertaken in the bat activity period, will result in an insignificant level of disturbance of a day roost for a low number of soprano pipistrelle and common pipistrelle bats as the roost locations are in an area that is not going to be directly affected nor altered. Following works there is no reason why continued roosting provision cannot be successfully maintained at the property with appropriate mitigation.
- 4.9 In line with Natural England's Advice Note: "Guidance on bat disturbance and appropriate licensing approaches" dated July 2024, "Level 1 – No offence likely under the WCA or Hab Regs" an EPSL is not required however, a method statement (to be conditioned as part of the planning consent) has been included to enable the Local Planning Authority to have regards to the requirements of the Habitats Directive... *"in the exercise of their functions in considering the planning application"*.
- 4.10 All bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017, and the Wildlife and Countryside Act 1981 (as amended). The provisions in the Method Statement must be implemented in order for the works to be legally undertaken and must form part of any planning conditions.

5. Method Statement for Planning

- 5.1 This method statement aims to address:
- Timing and methods of activities
 - Provision of new bat roosts
 - Impact on existing roosts
 - Lighting and habitat provisions as applicable

5.1 Pre-commencement

- 5.1.1 A project ecologist must be engaged in writing prior to work commencing on the property to provide advice during the project. This ecological method statement must be adhered to, it provides project supervision and guidance to ensure that best practice and compliance is adhered to and may prevent a criminal offence being committed. If there is a delay of greater than one year from the date of this report, further survey effort will be required. Bats are highly mobile wild animals and may be encountered within a building or parts of a building where previously they were not thought to roost.

The roof tiles over the southwest (left side) elevation of the property must not be removed or altered in any way during the works aside from any 'tying-in' that is required to facilitate the new extension on the opposite end to where the bat day roosts are located. If the whole roof requires re-siting or removal, then an EPSL from Natural England must be obtained before these works are undertaken.



- 5.1.2 The mitigation strategy must include the erection of temporary roosting provision before work commences at the site. This may take the form of, but is not restricted to bat boxes, for example 1 number Schwegler 1FF bat box (see www.NHBS.com), to be suitably affixed on a mature tree on the site at a minimum height of 4.5 metres. The exact siting to be agreed with the Natural England bat license holder. This type of bat box provides alternative roosting habitat for the species roosting on this site, should it be required. The box must remain in situ once all work has been completed and will contribute to a biodiversity net gain for the site.

5.2 Method

5.2.1 Prevention of injury

A toolbox talk must be given to contractors prior to commencement of works on the property which will include: background legislation in relation to bats; the most likely areas to expect bats, loft void, cavity walls, (behind any raised tiles), good working practice and, details of what to do if a bat or additional evidence of bats is discovered. In the unlikely event that bats, or evidence of other roost locations are found, works must stop, and the project ecologist contacted, and a license obtained.

5.3 Ecological supervision

- 5.3.1 Records of any site visits must be made by the project ecologist, and photographs must be taken as required in order to ensure compliance with this method statement.
- 5.3.2 Prior to any works on the property it must be visually inspected for any new evidence of bats and the project ecologist must be available (on-call) to provide advice.
- 5.3.3 If, during the work, when the project ecologist is not on-site, and a bat is discovered that appears to be injured or distressed, then the animal should be carefully placed in a small box (e.g. shoe box) by either handling the bat with thick gloved hands or covering the bat with the box and sliding a thin piece of cardboard under to create a floor to the box. A clean piece of cloth loosely crumpled will be placed in one corner of the box (to allow the bat to crawl under and hide), a few small air holes will be put into the lid of the box, and a very shallow container (e.g. foil milk bottle top) of water will be placed in one corner of the box. The licensed bat worker must then be called without delay and all work must stop until the licensed bat worker has been consulted.
- 5.3.4 High risk works (removal of the roof tiles on the main roof space to enable the tying in of the new roof) must be directly supervised by a licenced bat ecologist and shall follow a 'soft-strip' method, requiring a visual inspection of the underside of the materials before removal.

5.4 Timing of work

- 5.4.1 Any works on the property has the potential to disturb bats during the bat activity period (1 May to 31 August) and therefore roofing works must be conducted outside this period. If the works cannot be undertaken during the period 1 September to 1 May and should bats be encountered during this period or at any time during the work, then all work must stop and an EPSL will be required before work can re-commence.
- 5.4.2 All work must be undertaken in normal working, daylight, hours, which is in accordance with best working practice and allows the project ecologist to address any issues if bat(s) are found during the work.



- 5.4.3 When the roof tiles require stripping back the work must only be conducted when the air temperature is sufficiently high (at least 8°C) so as to not risk harming bats which may be found. If bats are located during any aspect of the building work all work must stop and the project ecologist must be contacted immediately for advice and the appropriate EPSL obtained.

5.5 Incorporation of bat roosting to mitigate roost loss.

- 5.5.1 The existing roosts consist of gaps under raised roof tiles. The roost and roost access will not be disturbed or altered and therefore mitigation is not required. Planning policy requires a biodiversity net gain, and the extensions could host suitable crevice like features, for example integral bat boxes in the soffits at eaves level, or between the joists and combined with a bat access tiles positioned on south, east or west facing elevations but not directly above a window. Suitable alternatives would include bat access tiles at the ridge and where they provide access to the roof. Only Non-Bitumen Coated Roofing Membranes (NBCRM) that has passed the snagging propensity test should be used in relation to the bat access or bat roosts as they do not entangle bats.

5.6 Lighting proposals

- 5.6.1 Lighting: The exact lighting proposals are not known at this stage but where new external lighting is provided best practice in the form of Bats and Artificial Lighting At Night Guidance Note GN08/23 (Bat Conservation Trust and Institution for Lighting Professionals) must be followed.

Research into artificial lighting at night (ALAN) has identified a reduction in insect diversity at night and the potential to disrupt a broad range of insect behaviour patterns and in turn foraging opportunities for bats, particularly where they are bright white. It is therefore essential that any new external lighting is carefully selected, for example, all external lighting must be Light Emitting Diode (LED) and directed downward or be located at a low level. By carefully directing light downwards and using a PIR with short illumination sensor the impact of external lighting on any foraging bats can be reduced.

5.7 Post construction work

- 5.7.1 Monitoring: There is no requirement for monitoring visits with this scheme.

6. Summary

- 6.1 The gaps under the raised roof tiles on the southwest facing elevation of the property provide crevice like features for bats to roost, however the section of the roof where bats are roosting will not be affected by the proposed works.
- 6.2 There is no evidence to indicate extended roosting (maternity or hibernation). The proposed changes will not result in damage or destruction of the day roosts for common or soprano pipistrelle bats and no negative impact will result.



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- 6.3 The cumulative evidence leads me to conclude that an EPSL is not required as the works will be conducted outside of the bat activity period (May to August). In line with Natural England's Advice Note: "Guidance on bat disturbance and appropriate licensing approaches" dated July 2024, "Level 1 – No offence likely under the WCA or Hab Regs" an EPSL is not required however, a method statement (to be conditioned as part of the planning consent) has been included to enable the Local Planning Authority to have regards to the requirements of the Habitats Directive... *"in the exercise of their functions in considering the planning application"*.

7. References

Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition).
Bat Workers Manual – Mitchell-Jones & McLeish 2004.
Bat Mitigation Guidelines – Natural England 2006.
The Conservation and Habitat Regulations – 2017.

8. Queries

Any queries regarding this report should be addressed, in the first instance, to Urban Tree Experts:

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APPENDIX 1

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ArchitecturalSERVICES

7 Tanners Row

Wokingham

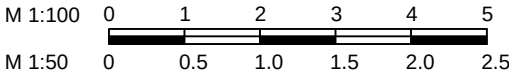
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NOTES

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- 7) It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management(CDM2015) regulations and current Health and Safety legislation.



Existing GF Plan

Mr & Mrs Gibbs

Rose Cottage,
Limmerhill Road,
Wokingham,
RG41 4BU

2A - 10.09.24

CLIENT NO:

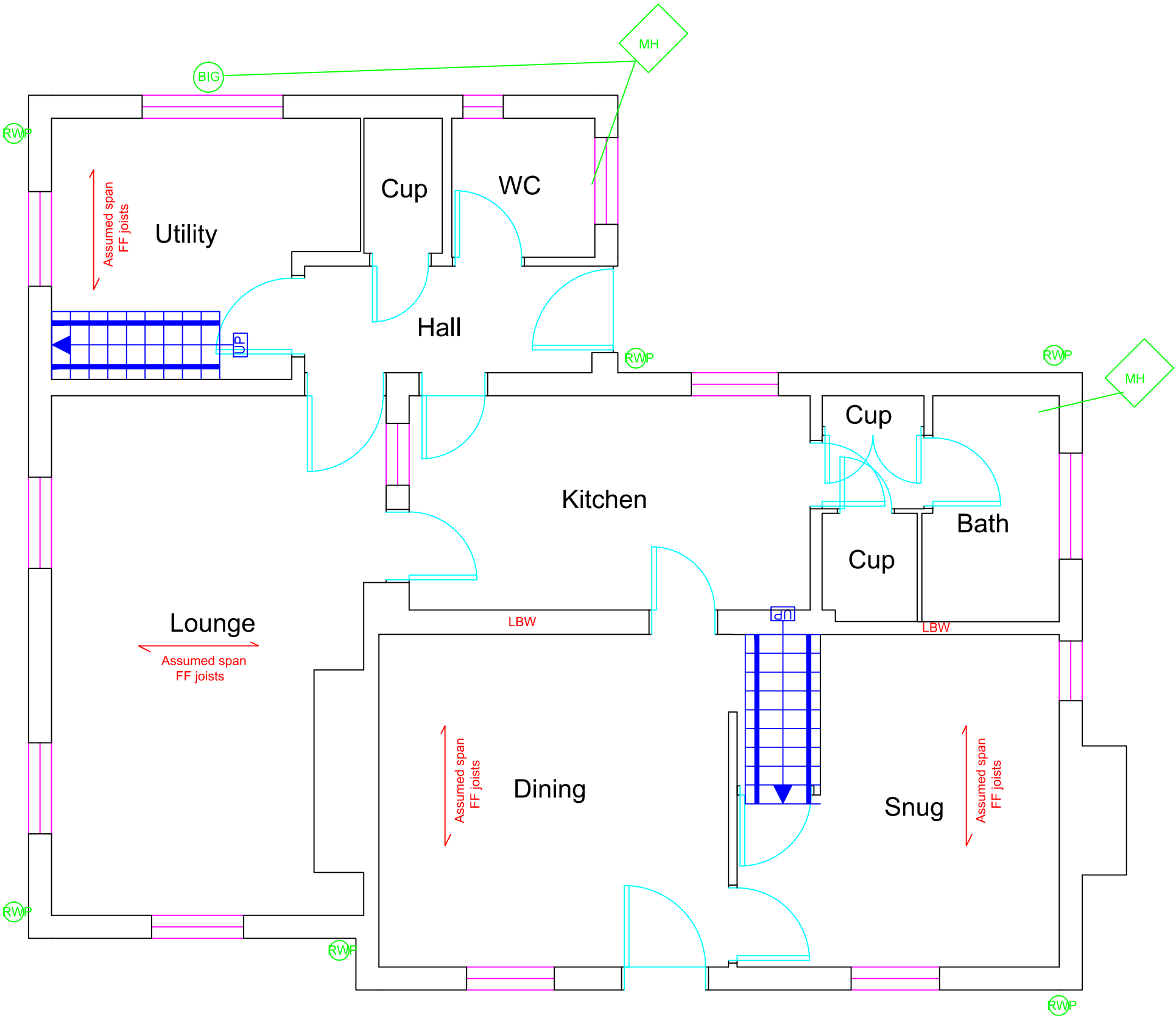
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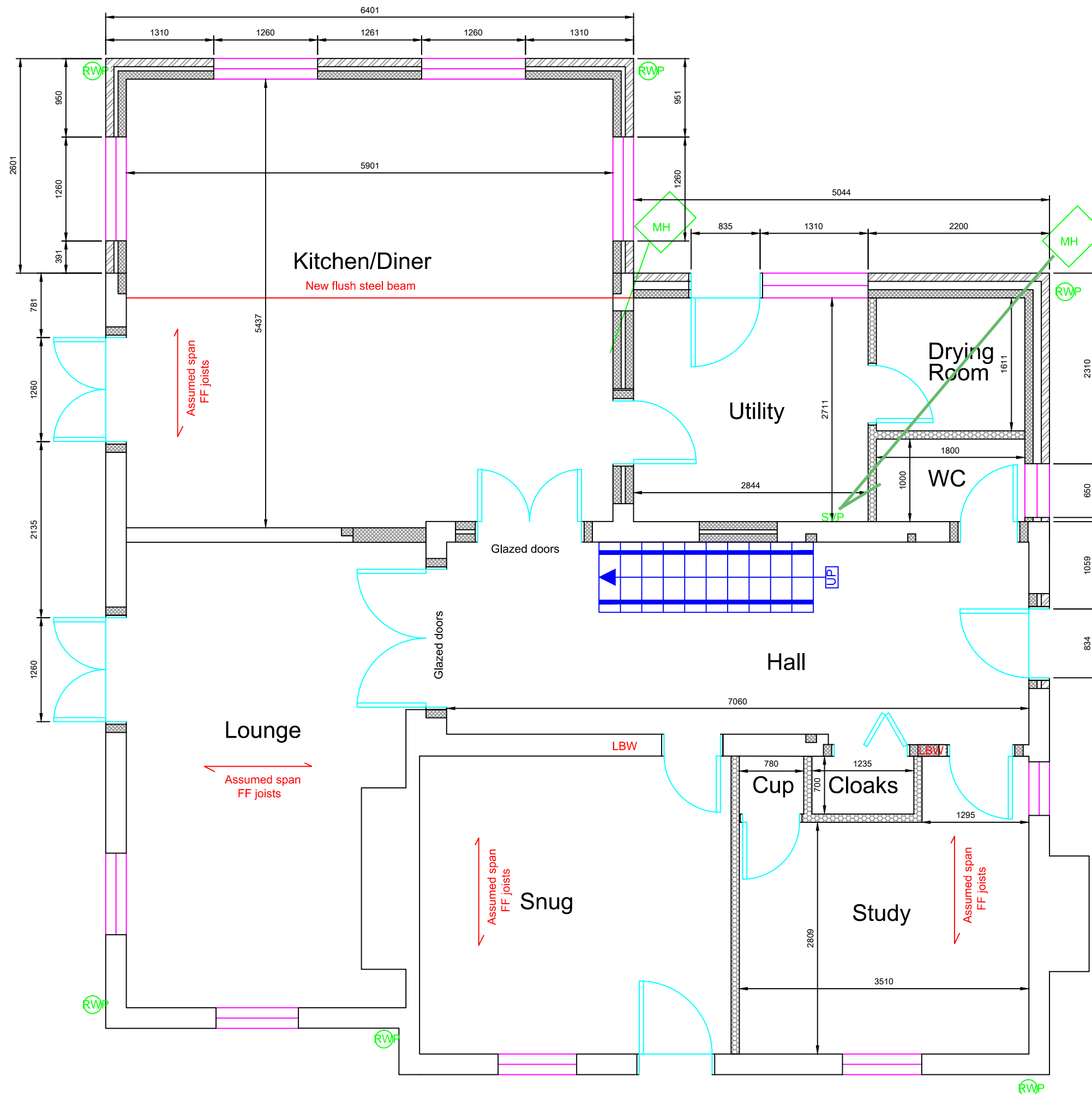
JOB NO:

DATE:
29.08.24

SCALE @ A3: 1:50
(Print A3 borderless)

PG NO: 01

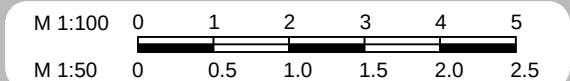




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Proposed GF Plan

Mr & Mrs Gibbs
Rose Cottage,
Limmerhill Road,
Wokingham,
RG41 4BU

2A - 10.09.24

CLIENT NO:

DRAWN: SS

JOB NO:

DATE:
29.08.24

SCALE @ A3: 1:50
(Print A3 borderless)

PG NO: 02

Mark A Chadd Ltd

ArchitecturalSERVICES

7 Tanners Row

Wokingham

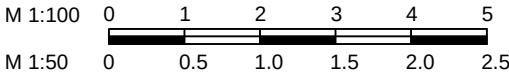
RG41 4EL

Tel: 07702 090009

email:mchaddarchitecturalservices@gmail.com

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Existing FF Plan

Mr & Mrs Gibbs

Rose Cottage,
Limmerhill Road,
Wokingham,
RG41 4BU

2A - 10.09.24

CLIENT NO:

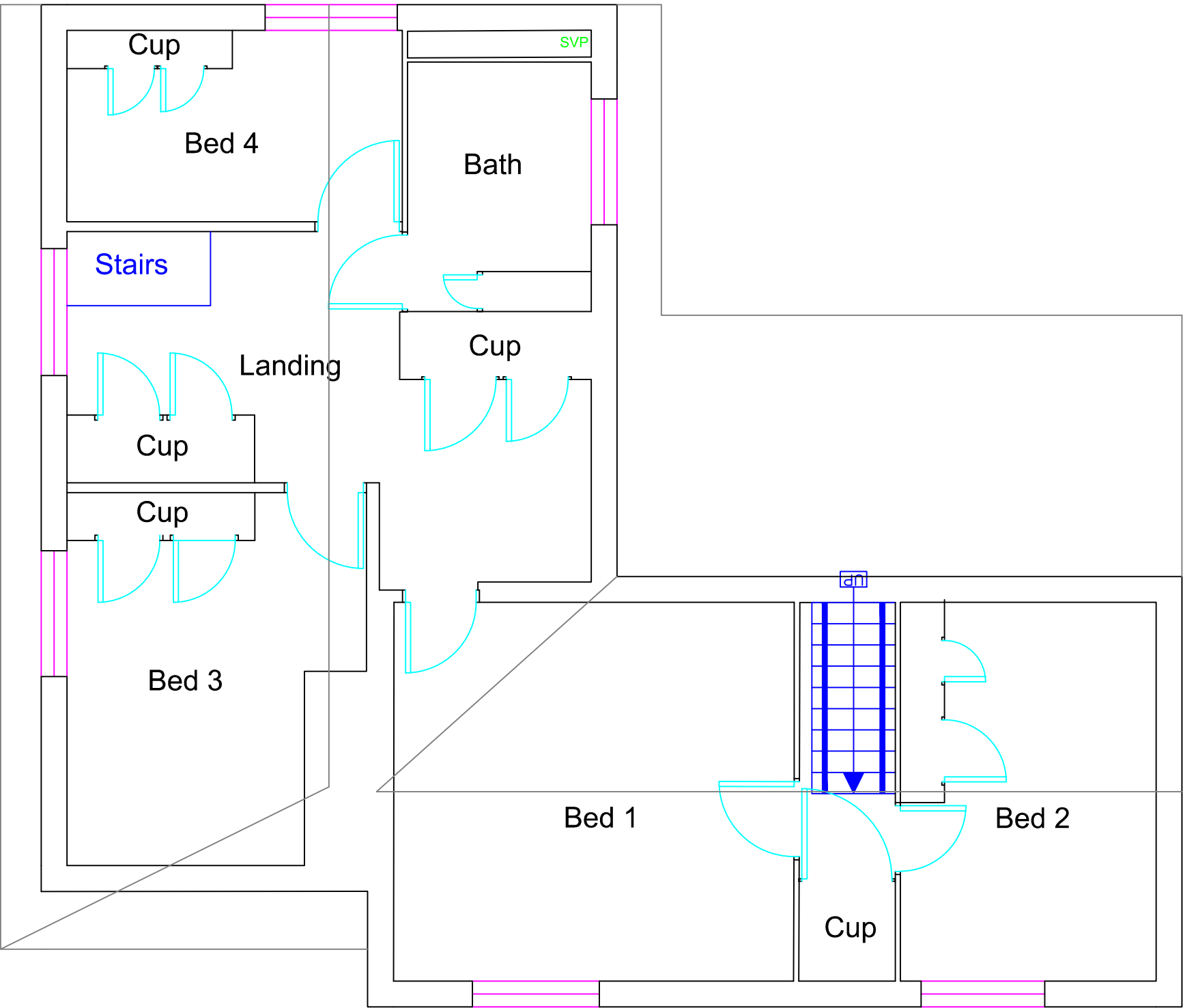
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JOB NO:

DATE:
29.08.24

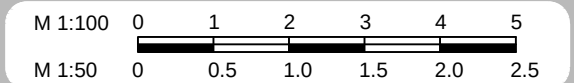
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Proposed FF Plan

Mr & Mrs Gibbs
Rose Cottage,
Limmerhill Road,
Wokingham,
RG41 4BU

2A - 10.09.24

CLIENT NO:

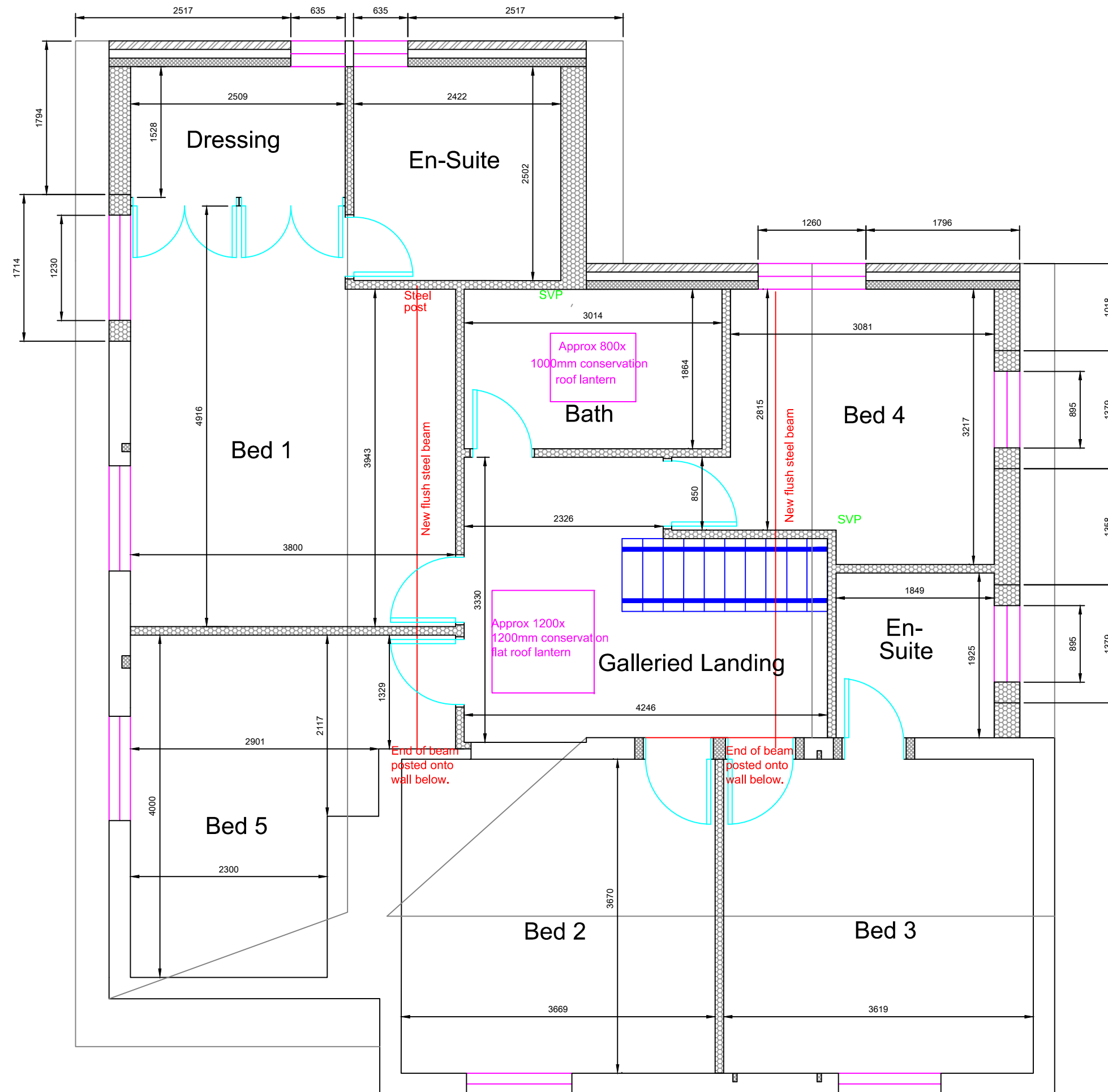
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29.08.24

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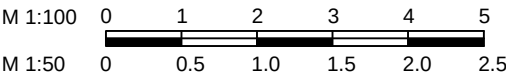
RG41 4EL

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email:mchaddarchitecturalservices@gmail.com

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Existing Roof Plan

Mr & Mrs Gibbs

Rose Cottage,
Limmerhill Road,
Wokingham,
RG41 4BU

2A - 10.09.24

CLIENT NO:

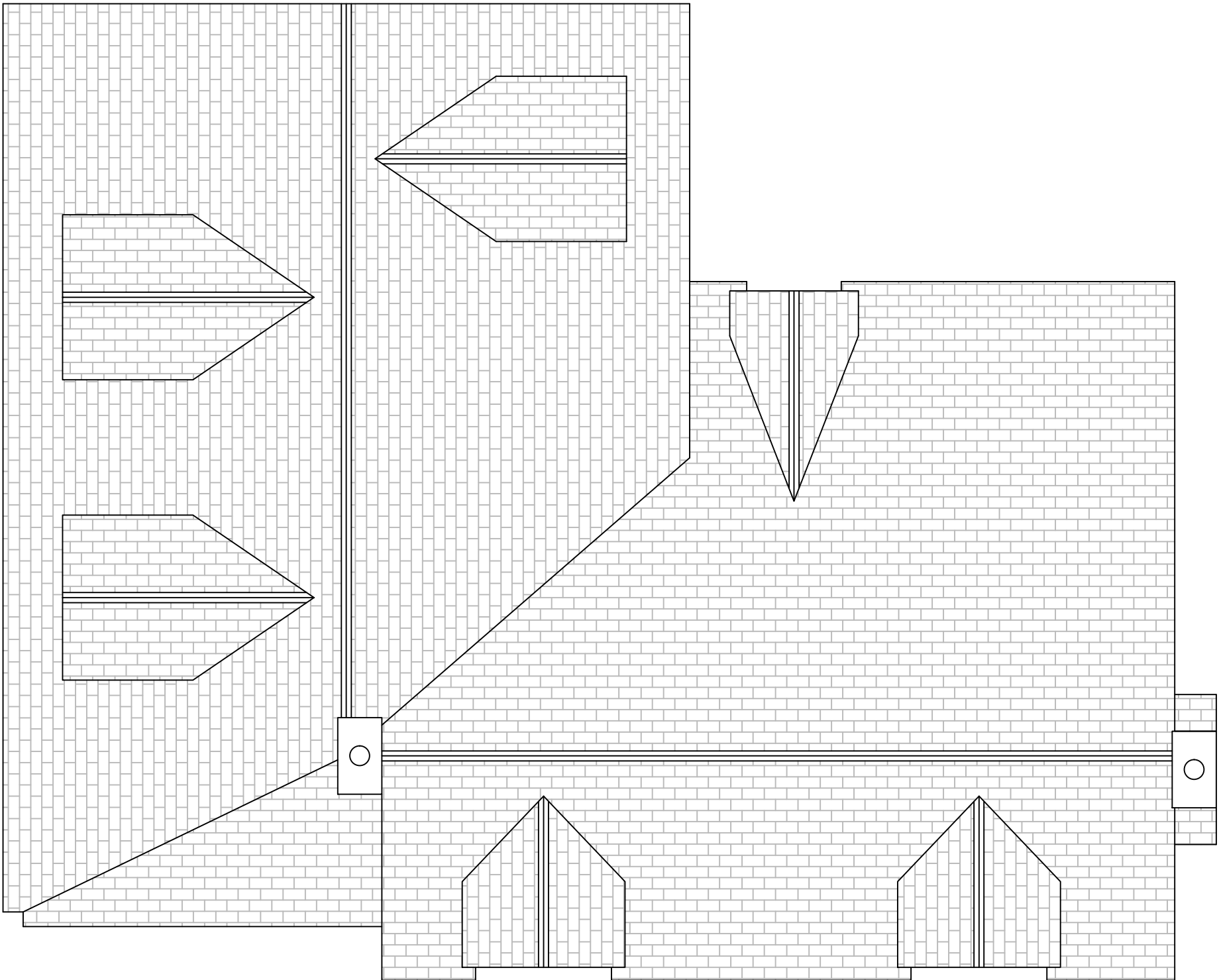
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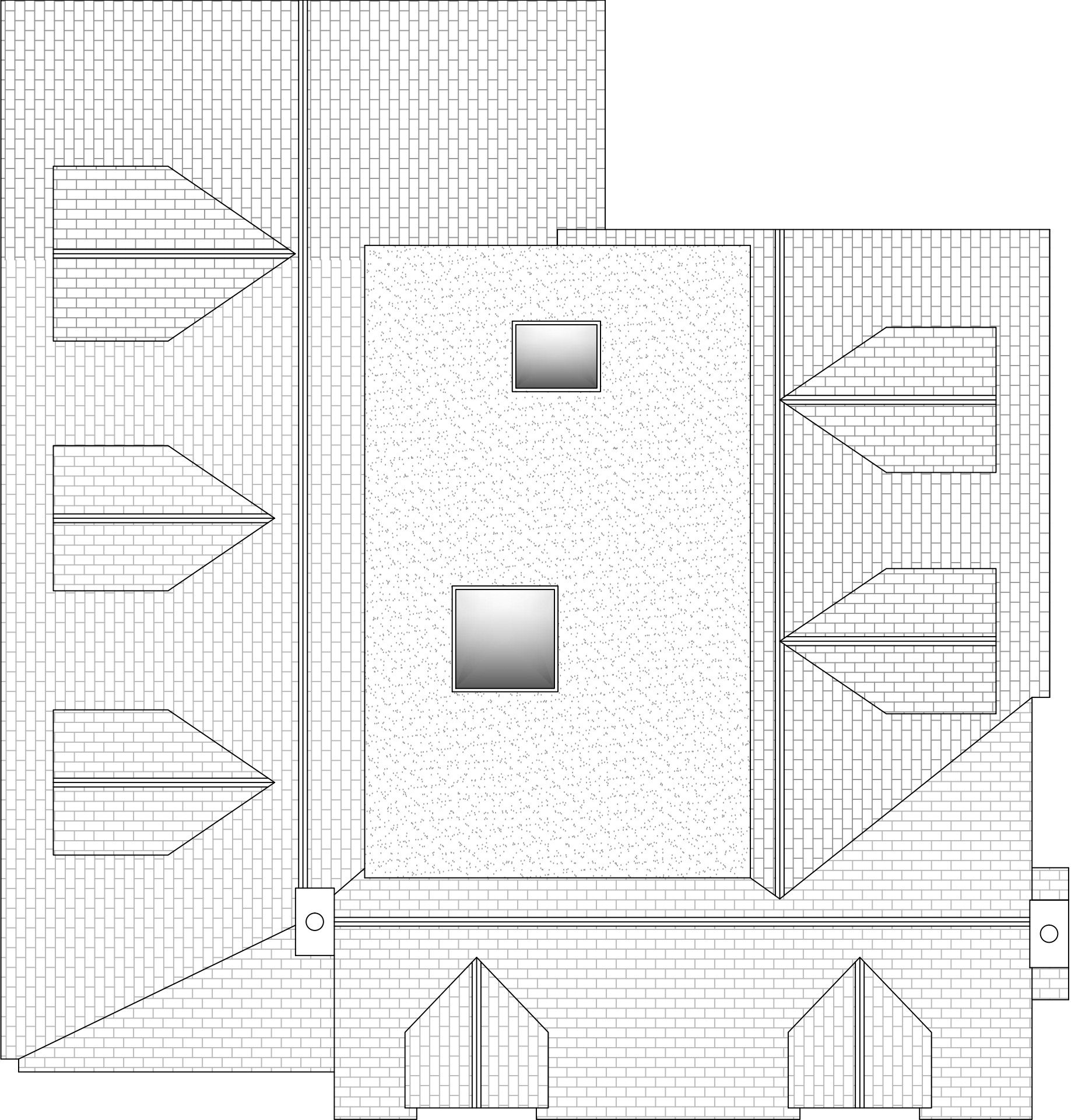
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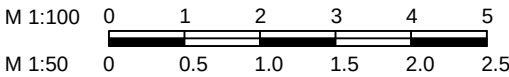




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Proposed Roof Plan

Mr & Mrs Gibbs
Rose Cottage,
Limmerhill Road,
Wokingham,
RG41 4BU

2A - 10.09.24

CLIENT NO:

DRAWN: SS

JOB NO:

DATE:
29.08.24

SCALE @ A3: 1:50
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PG NO: 06



Front Elevation



Left Side Elevation



Rear Elevation

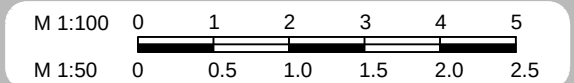


Right Side Elevation

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Existing Elevations

Mr & Mrs Gibbs
Rose Cottage,
Limmerhill Road,
Wokingham,
RG41 4BU

2A - 10.09.24

CLIENT NO:

DRAWN: SS

JOB NO:

DATE:
29.08.24

SCALE @ A3: 1:100
(Print A3 borderless)

PG NO: 07

Mark A Chadd Ltd

Architectural**SERVICES**

7 Tanners Row

Wokingham

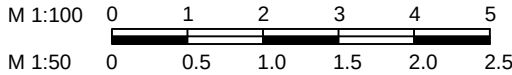
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Proposed Elevations

Mr & Mrs Gibbs

Rose Cottage,
Limmerhill Road,
Wokingham,
RG41 4BU

2A - 10.09.24

CLIENT NO:

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JOB NO:

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SCALE @ A3: 1:100
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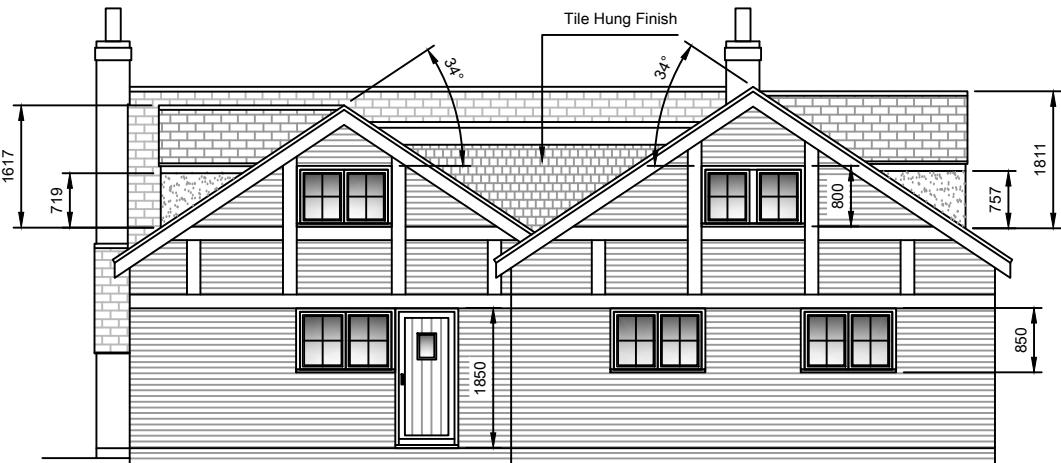
Front Elevation



Left Side Elevation

Notes:

- Brickwork finish to walls to match existing.
- Render finish to dormer walls to match existing.
- Roof tiles to match existing.
- Timber windows & doors.
- En-Suite & WC windows obscure glazed.



Rear Elevation



Right Side Elevation



1:1250



1:500



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M 1:1250 0 12.5 25 37.5 50 62.5
M 1:500 0 5 10 15 200 25

Location/Parking Plan

Mr & Mrs Gibbs
Rose Cottage,
Limmerhill Road,
Wokingham,
RG41 4BU

2A - 10.09.24

CLIENT NO:

DRAWN: SS

JOB NO:

DATE:
29.08.24

SCALE @ A3: shown
(Print A3 borderless)

PG NO: 09



APPENDIX 2

Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU
Sample screenshots from night vision cameras

A



B



C





Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

D



E

