

Preliminary Roost Assessment

Survey site:

19 Twycross Road, Wokingham RG40 5PE

Client:

Mark Davis

Survey date:

15th December 2025

Project:

This report is prepared to inform a planning application with the Wokingham Borough Council. The proposal is described as:

A loft conversion with a side dormer

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

The site survey was undertaken by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Senior Ecologist (2023-11066-CL17-BAT and 2024-11998-CL08-GCN)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
15/12/2025	11	90	50	14	None
PRA Survey Factor		Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.					
Background and Site Location					
Summary of site and desk Study		Site description The site is located at National Grid Reference SU 82396 69268 and has an area of approximately 0.061ha comprising one building with its associated driveway, and surrounding garden. It is surrounded by residential dwellings within the town of Wokingham, with a small open area of grassland immediately to the north of the site. The town of Bracknell is to the east, the town of Reading to the north-west and open arable fields are to the north and south in the surrounding landscape. Additionally, there are pockets of woodland to the north-east and south-west of the site. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting. This has been undertaken with due consideration to the “Bat Surveys for Professional Ecologists —Good Practice Guidelines” publication (Collins, 2023). To the author’s knowledge, no previous ecology reports have been produced for this site. Limitations			

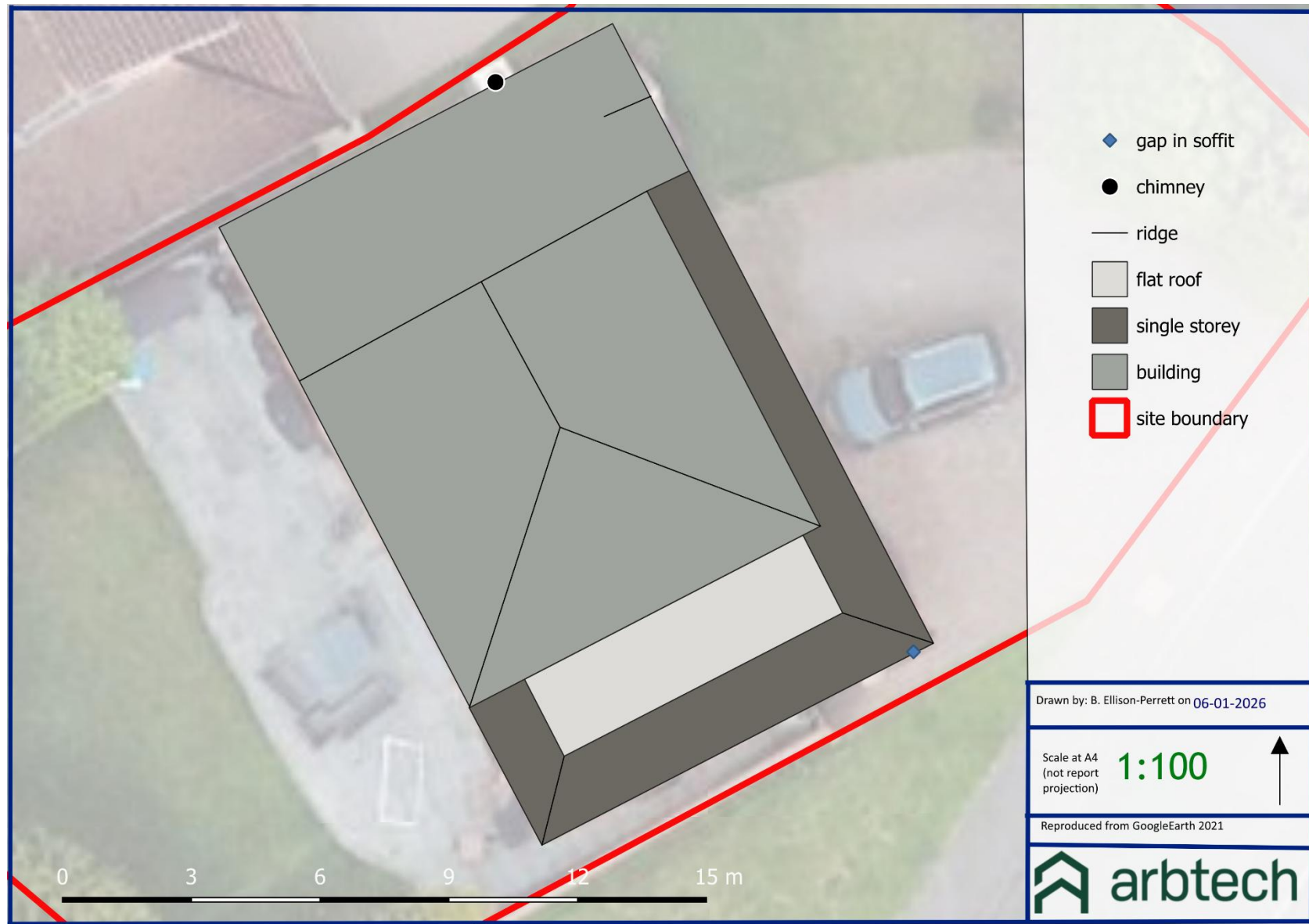
	A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. These limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation. Designated Sites One statutory designated site with bat qualifying interests was identified within 2km of the site. <u>Holt Copse & Joel Park Local Nature Reserve</u> – located 1670m west Habitats include lowland mixed deciduous woodland. Ancient semi-natural woodland and a large noctule bat roost. The site lies within the impact risk zone for Wykery Copse SSSI. The proposed development type is not listed as a possible high risk for this designation. Non-statutory designated sites The presence of non-statutory designated sites within 2km cannot be established without biological records data from Thames Valley Environmental Records Centre. EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are five EPSL licences within 2km of the site, with the closest located 1230m
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	north-west involving the destruction of a resting place for common pipistrelle, soprano pipistrelle and brown long eared bats (2020-48489-EPS-MIT).
Field survey results	
<i>Summary of Survey Findings</i>	B1 Exterior B1 is a detached part two-storey, part single-storey brick-built building with a cross-pitched, hipped and gabled roof clad in interlocking concrete roof tiles. The roof tiles are in very good condition with no raised tiles under which bats could roost. There are flat roof sections located on the southern elevation of the building. The flat roofs are lead flashing lined and are in very good condition with no gaps in which bats could roost. The doors and windows are UPVC and appear in excellent condition with no suitable bat roosting sites. The brickwork around the building appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. There are UPVC soffits and bargeboards around the building which are generally in good condition. With the exception of a gap on the single-storey southern elevation of the building. However, this section of the building will not be affected by the proposed plans. There is one chimney located on the northern elevation of the building. The brickwork on the chimney is in good condition. There is lead flashing around the base of the chimney which is flat and without gaps. The brick gable ends are in good condition with no gaps around the tops of the gable ends. B1 Interior There is one loft space within the main roof void of B1, which is split into two sections- the original loft space (loft space 1a) and a large extension to the south of the original loft area (loft space 1b). Both sections of loft are connected. The roof structure is built from modern timber beams. Loft space 1a has no ridge beam, whereas loft space 1b has a ridge beam. The roof within loft space 1a is lined with bitumen felt which is in very good condition with no gaps or tears. The roof within loft space 1b is lined with breathable roofing membrane which is in very good condition with no gaps or tears.

	The floor of the loft space is lined with mineral wool insulation and there are timber boards in places. There are cobwebs around the ridge beam and roof to floor cobwebs which could indicate a lack of internal flying activity from void dwelling bats, such as brown long-eared bats. No daylight enters the loft space which indicates that it is well sealed. Foraging and commuting habitat The site and its surrounding area provide suitable habitat for bats to forage, roost and commute due to the mix of open gardens and corridors of trees and hedges connecting the habitat areas. Additionally, there is a pond to the south-west of the site which could be utilised by foraging bats, as well as woodland to the north-east and south-west.
<i>Foreseen Impacts</i>	Roosting habitat B1 has low habitat value due to a gap in the soffit on the single storey extension. However, the proposed development will not affect this feature that could be used by roosting bats and therefore no impacts to bat roosts are anticipated. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Foraging and commuting habitat No further surveys are required. Artificial lighting

	A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2
Nesting Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified within the buildings during the survey. Barn owls The site does not appear to provide any suitable nesting sites for barn owls.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Suggested biodiversity enhancements The installation of one bird box at the site will provide additional nesting habitat for birds. The bird box will be installed on a retained tree. General purpose bird boxes should be positioned 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Species-specific bird boxes should be installed in line with manufacturers specifications.

Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan

Not available at the time of writing this report.

Appendix 4: Photos



Photo 1: The eastern and southern elevations of B1. The area circled in yellow shows the gap in the soffit on the single storey extension.



Photo 2: A close up of the area circled in yellow above. The gap in the soffit on the single storey extension.



Photo 3: The western elevation of B1.



Photo 4: The northern and eastern elevations of B1.



Photo 5: Loft space 1a (the original loft space)



Photo 6: Loft space 1b (the extended loft space)

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