



Preliminary Roost Assessment (PRA).

Site Address: 39 Elk Path, Three Mile Cross, Reading, RG7 1BA

Proposal: Loft conversion including side-facing crown-hipped dormer, rooflight installation, and internal reconfiguration

1. Introduction

This PRA supports the householder planning application for a loft conversion. It assesses the potential for roosting bats and other protected species to be affected by the proposed works, in line with the **Conservation of Habitats and Species Regulations 2017 (as amended)** and the **Wildlife and Countryside Act 1981 (as amended)**.

2. Survey Methodology

- **Measured Survey:** Thorough loft inspection undertaken as part of architectural survey, checking condition of tiles, felt and roof members including sizing, profile and centers.
- **External Assessment:** Visual inspection of roof coverings, ridge line, and eaves from ground level and accessible vantage points.

3. Building Condition

- The dwelling is relatively **modern/young**, with intact roof coverings.
- **No slipping tiles, gaps, damaged felt, or lifted ridges** were observed.
- Loft space was accessed and inspected; **no evidence of bats** (droppings, staining, feeding remains, or live/dead specimens) was found.
- Eaves and soffits are well-sealed, reducing potential access points.

4. Ecological Context

- **Surroundings:** Suburban residential area with scattered trees, and hedgerows.
- **Connectivity:** Low-moderate ecological connectivity, but the building itself offers **negligible roosting opportunities**.
- **Other Species:** No evidence of nesting birds within the roof structure at the time of inspection.



5. Assessment & Findings

- **Bat Roost Potential:**

- Based on internal and external inspection, the property has **negligible potential** for roosting bats.
- No evidence of bat occupation past or present.

- **Impact of Proposed Works:**

- Works involve roof alterations (dormer, rooflight) but will not affect any features suitable for roosting.
- Risk of disturbance to bats is considered **very low**.

7. Photographic evidence:





6. Conclusion

The loft conversion at 39 Elk Path presents **negligible risk of impacting roosting bats**. The measured survey confirmed no evidence of bats and no features suitable for roosting. The proposal is unlikely to result in adverse ecological impacts. No further survey effort is necessary.

Yours sincerely,
Jack Gallagher
Principal Designer
All Design Matters