



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ECOLOGICAL SURVEY REPORT (BATS) AT BROOK HOUSE HOLLYBUSH RIDE, FINCHAMPSTEAD



**Prepared for:
Mr C Hudson
Brook House
Hollybush Ride
Finchampstead
RG40 3QR**

16 July 2024

Ref: SPH/ESR-24/23.06



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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.



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EXECUTIVE SUMMARY

Urban Tree Experts was commissioned by Mr C Hudson to carry out three dusk emergence surveys at Brook House, Hollybush Ride, Finchampstead, RG40 3QR. This report is prepared to support a forthcoming planning application to Wokingham Borough Council that will seek to make alterations to the front porch.

The application site comprises a detached, brick-built property with rear single storey extension and detached garage. The remainder of the site comprises a paved driveway/parking area with lawn, all surrounded by hedgerows and interspersed with mature trees. The rear garden contains a paved seating area and lawn surrounded by hedge/shrubs and backs onto woodland. The site itself offers some foraging and commuting habitat for bats and there is direct ecological connectivity to the wider landscape that also provides prime habitat for foraging and roosting bats.

A desk top study was conducted prior to the survey 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 2km search radius and it revealed one statutory designated site is located within, and six 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 11 different species within the 2-kilometer search radius, including *Myotis sp.*

The preliminary ecological appraisal (bats) comprised a detailed search of the interior and exterior of the building for bats, signs of bats and features suitable for use by roosting bats. This includes droppings, internally or externally, scratch marks, rubbing and staining at exit holes, live or dead bats and the features such as missing tiles, this list is not exhaustive.

The initial site visit was carried out on by Emma Turnbull on Tuesday 5 December 2023 at 10.30am. An internal and external inspection of the building took place to look for signs of bats.

Externally and internally the property was found to be in a good condition however gaps within the corner hanging tiles on the front elevation to be affected by the proposed works and where the front left dormer window meets the roof which could provide potential roosting opportunities or access into the building for bats. In addition, a low number of droppings (<10) of a similar size and consistency to those of pipistrelle *sp.* and/or brown long-eared (BLE) bats, were observed in the loft space indicating that bats are or have been using the building to roost. DNA testing of a sample of the droppings by SureScreen Scientifics confirmed the droppings to be those of the BLE bat, see Appendix 1.

Full access was provided to the building and there were no constraints to the surveys.

In line with best practice guidelines, three activity surveys were recommended to provide additional evidence in support of the preliminary survey result and the amount of effort is considered proportionate to the property and risk associated with the proposed works.

The dusk emergence surveys were conducted on Saturday 4 May, Friday 31 May and Sunday 23 June 2024. A low number of bats were heard and seen foraging in and around the site throughout the surveys and none were seen emerging from or re-entering the property or hanging tiles to roost.



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The evidence observed during the preliminary survey (bat droppings), indicates historical use by a low number (<2) of brown long-eared bats, and that the property was most probably a day/summer roost on an opportunistic basis and that an EPSL from Natural England (NE) is not required. However, a site-specific method statement is provided to comply with EU Article 12 and 16 which help guide works that affect a bat resting place when the species is not present in order to avoid a licence/derogation, it will be necessary, to ensure following development the “favourable conservation status” of bats is maintained and an appropriately worded ecological method statement must be conditioned to any planning consent.

With careful timing and close supervision no offence should occur, and the FCS will remain unaffected. If bats are encountered during the work, all work must stop and the project ecologist informed, and an EPSL will be required.

An ecological method statement 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 were commissioned Mr C Hudson to carry out three dusk emergence surveys at Brook House, Hollybush Ride, Finchampstead, RG40 3QR.

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 is required.

The surveys were 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 make alterations to the front porch, see Appendix 2.

1.4 Surveyor Background and Experience

The activity surveys were conducted by Nick Powell together with a remote camera, 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 35 years' experience of carrying out bat surveys and bat conservation work.

Nick Powell. 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.

2. Survey Methodology

2.1 Constraints/Limitations

An assessment of the building exterior was conducted on 4 May 2024, prior to the first survey being undertaken and there were no material changes to the site and no constraints or limitations to the surveys. Weather conditions were suitable for the surveys, being conducted during warm weather and with insect abundance and bats being observed foraging and in transit during the surveys.



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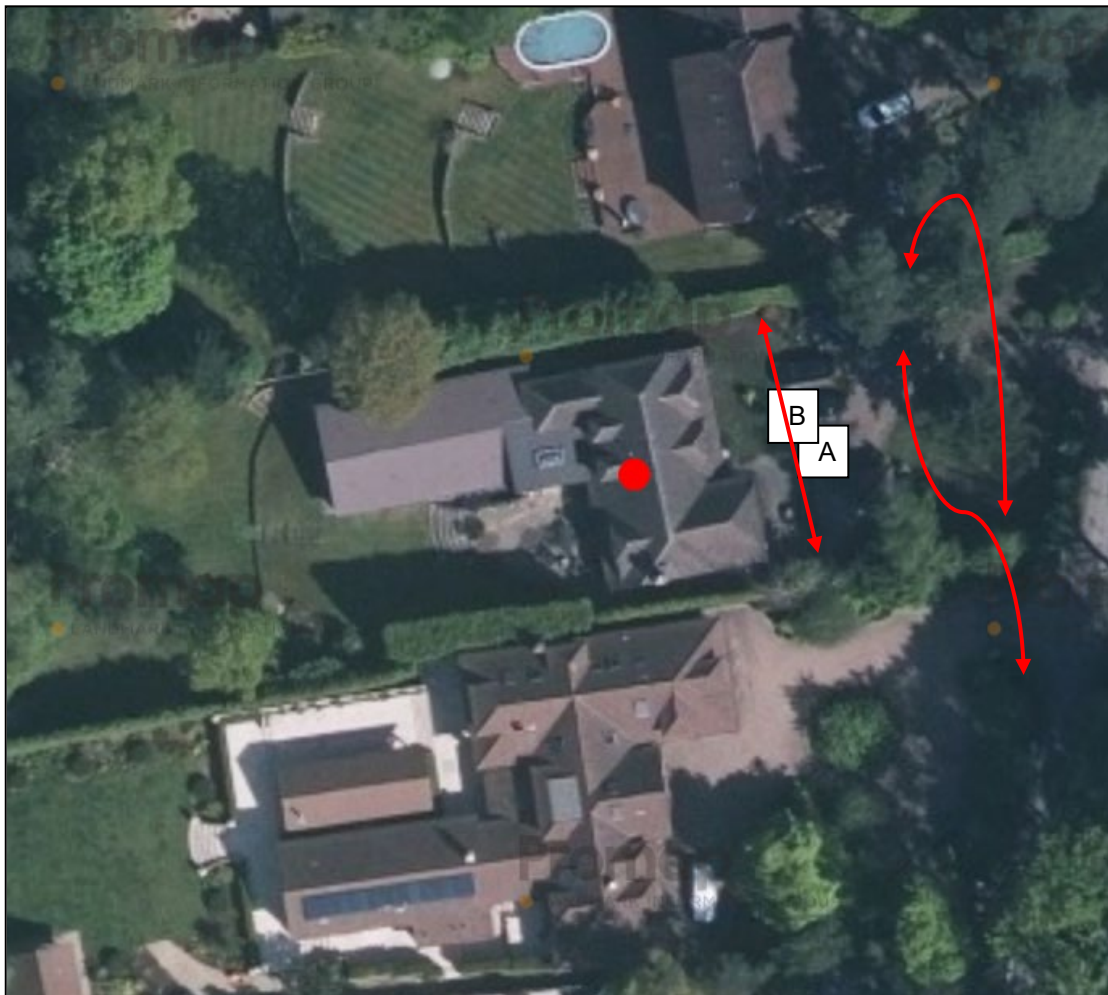
2.2 Dusk Surveys

The dusk emergence surveys were conducted on the evenings of Saturday 4 May, Friday 31 May and Sunday 23 June 2024. The surveyor/remote camera were stationed (as shown in Figure 1), to ensure the features identified in the preliminary bat report could be observed.

During the surveys bat activity was monitored using a BatLogger M bat detector together with two Sony Handycam night shot video camera with high intensity IR lamps. A screenshot from the video cameras from each survey is included at Figure 2 on page 7.

The detector and camera were fitted with SD cards for recording bat activity, allowing for later analysis with Kaleidoscope Pro 3 software, VLC media player and MotionMeerkat.

Figure 1 – Brook House, surveyor/remote camera location and frequently used flight paths of common pipistrelle bats.



During the surveys no bats were seen emerging from and/or returning to the building to roost. In total 4 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 8. The most frequently used flight paths of common pipistrelle bats are shown in Figure 1 above.



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Figure 2 – Brook House, Finchampstead, screenshot from night vision camera.

A. 04.05.24



B. 04.05.24



A. 31.05.24



B. 31.05.24



A. 23.06.24



B. 23.06.24





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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 Brook House, Hollybush Ride, Finchampstead.

Date:	4 May 2022	31 May 2022	23 June 2022
Surveyor and location	(A) Nick Powell (B) Remote camera	(A) Nick Powell (B) Remote camera	(A) Nick Powell (B) Remote camera
Weather Conditions (Start)	Temperature 15.7°C, Cloud cover 10% Humidity 75.6% Dry Wind Beaufort 1	Temperature 14.5°C, Cloud cover 95% Humidity 79.2% Dry Wind Beaufort 0-1	Temperature 22.2°C, Cloud cover 30% Humidity 70% Dry Wind Beaufort 0
Sunset	20:33	21:10	21:24
Start time	20:15	20:55	21:05
Finish Time	22:05	23:00	23:05
Duration	01:50	02:05	02:00
Weather Conditions (Finish)	Temperature 10.7°C Cloud cover 0% Humidity 86.4% Dry Wind Beaufort 1	Temperature 12°C Cloud cover 95% Humidity 94.6% Dry Wind Beaufort 1-2	Temperature 18.2°C Cloud cover 10% Humidity 87.9% Dry Wind Beaufort 0

Table 2. Summary of bat calls recorded in the vicinity of Brook House, Hollybush Ride, Finchampstead.

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
04/05/24	A	20:15 – 22:05	Y	Y	Common and soprano pipistrelle and noctule	At 20.47 (14 minutes after sunset) a distant and faint call from a common pipistrelle was heard. Thereafter sporadic common pipistrelle foraging and transit activity continued until 21.54, being the last bat call heard and recorded during the survey. The bat was seen on a couple of occasions in transit across the front of the property and foraging around the trees to the rear of the surveyor. Soprano pipistrelle activity was very limited with, between 21.09 and 21.28, 2 soprano pipistrelle bats being seen foraging in and around the front garden. Six foraging calls from a noctule were heard between 21.24 and 21.40, the bat was not seen.
31/05/24	A	20:55 – 23:00	Y	Y	Common and soprano pipistrelle	Despite good foraging conditions and insects flying, bat activity during this survey was very limited. At 21.22 (12 minutes after sunset) a faint and brief call from a soprano pipistrelle bat was heard and thereafter only another 10 foraging calls from soprano pipistrelle bats were heard. The bats were never seen. At 21.24 a faint call from a common pipistrelle bat was heard, a common pipistrelle bat was then seen at 21.28 foraging around the front garden and trees behind the surveyor. Only another 15 calls from common pipistrelle bats were heard until 22.51, the bat was not seen again.



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Table 2 continued

Date	Surveyor Position	Time	Seen	Heard	Species	Comments
23/06/24	A	21.05 – 23:05	Y	Y	Common and soprano pipistrelle, serotine and noctule	At 21.46 (22 minutes after sunset) a faint call from a common pipistrelle bat was heard. A common pipistrelle bat was then seen and heard foraging in and around the front garden at 21.55 and thereafter common pipistrelle foraging and transit activity sporadically continued until 22.40, being the last bat call heard during the survey. The bat was seen on a couple of occasions in transit across the front of the property and foraging around the trees to the rear of the surveyor. Soprano pipistrelle activity was very limited with 10 calls being heard between 21.47 and 22.32, the bat was never seen. At 22.06 a noctule was both seen and heard in transit heading in a westerly direction. The bat was heard and seen again in transit high above the site at 22.11. At 22.10 a single call from a serotine bat was heard.

4. Conclusions/Interpretation

- 4.1 The DNA evidence confirmed the droppings observed during the preliminary survey are those of the BLE bat, a common (widespread in the UK and Berkshire) species and there was no evidence to indicate maternity use or hibernation. The evidence indicates that the roost is historic, as there were no fresh droppings, or bats and no bats emerged or re-entered the property/hanging tiles to roost. The roost is considered to be of low conservation significance that is important at a site level only and an EPSL from Natural England is not required.
- 4.2 The surrounding woodland and freshwater lakes provide prime roosting and foraging opportunities, and the frequent transit passes by the pipistrelle bats indicates that they are foraging in the immediate area.
- 4.3 The building has a few crevice like features, and bats may return to roost at the building following the surveys, an ecological method statement must be conditioned with any planning consent. This will provide suitable ecological safeguards should bats be discovered and 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.*
- 4.4 The calls detected and recorded from the surveys provided identification of common pipistrelle, *Pipistrellus pipistrellus*, soprano pipistrelle, *Pipistrellus pygmaeus*, noctule, *Nyctalus noctula*, and serotine, *Eptesicus serotinus*, all foraging and/or transiting across the site. The findings from the surveyor's observations and bat call identification were cross referenced against the species logged in the Berkshire and South Buckinghamshire bat group record search, providing a match for the species identified on this site.
- 4.5 Pipistrelle bats are one of the first emerging bat species after sunset, frequently emerging within 20 minutes after sunset. The earliest bat heard during the surveys was a soprano pipistrelle at 12 minutes after sunset, then a common pipistrelle bat at 14 minutes after sunset, indicating that the bats are most probably roosting in neighbouring properties/roosts close by, but they did not emerge from the building.



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- 4.6 The survey conditions were good with insects flying however, the low level of bat calls and field observations were, in our opinion, due to a combination of factors such as more abundant insect prey/foraging and roosting locally in the woodland/copses surrounding the site.

With the good foraging conditions this season (2024) the bat activity encountered during the surveys is considered low. A number of activity surveys in the county this season have resulted in low levels of bat activity despite favorable foraging conditions.

- 4.7 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 set out in the ecological method statement must be implemented in order for the works to be legally undertaken and must form part of any planning conditions.
- 4.8 To ensure the planned development is in full compliance with European and national legislation, and national and local biodiversity planning policy an appropriate and proportionate program of mitigation and enhancement must be agreed to ensure protection and enhancements for bats.

5. Method Statement for Planning

This site-specific method statement is provided to comply with EU Article 12 and 16 which help guide works that affect a bat resting place when the species is not present in order to avoid a licence/derogation, it will be necessary, to ensure following development the “favourable conservation status” of bats is maintained.

This watching brief aims to address:

- Timing and methods of activities
- Provision of new bat roosting
- Impact on and replacement of existing roosts
- Lighting and habitat provisions as applicable

5.1 Pre-commencement

- 5.1.1 A project ecologist or their agent must be engaged prior to commencement to provide advice should it be required. This ecological method statement must be adhered to, it provides guidance and project supervision and will ensure that best practice and compliance is adhered to. 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 following negative activity survey results.
- 5.1.2 One general purpose woodcrete bat box, for example a Schwegler 1FF bat box (see www.NHBS.com) or similar design will be suitably sited on the mature tree at the rear of the site, the siting to be agreed with the project ecologist. The bat box will provide alternative roosting habitat for the species (BLE) that have roosted at the site, should it be required. The box should remain in situ even if it is unused as this will provide an overall increase in ecological features and provide a biodiversity net gain.



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5.2 Method

- 5.2.1 A toolbox talk must be given to the contractors prior to commencement of works, which will include: background legislation in relation to bats; the most likely areas to expect bats (based on the survey results), 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 immediately and Natural England or the project ecologist contacted immediately, and any requisite license obtained.

5.3 Timing of work

- 5.3.1 Any works that have the potential to disturb bats during the bat activity period (1 May to 31 August) for example, removing the hanging tiles, and 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.
- 5.3.2 All work must be undertaken in normal working, daylight, hours, which is in accordance with best working practice and allows the project ecologist or their agent to address any issues if bat(s) are found during the demolition work.

5.4 Ecological supervision

- 5.4.1 The project ecologist or their agent must be provided adequate time to provide advice and supervision for the duration of the proposed works. A record of all site visits must be made, and photographic evidence as required.
- 5.4.2 Prior to deconstruction of any elements of the hanging tiles, the building must be inspected for any new evidence of bats and the project ecologist, or their agent must be available (on-call) to provide advice should it be required.
- 5.4.3 If, during the work, when the licenced bat worker 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.

5.5 Incorporation of bat roosting

- 5.5.1 The evidence indicates that the BLE bat roost in the loft space is historic, as there were no fresh droppings, or bats and no bats emerged or re-entered the property to roost. The gaps in the hanging tiles at the front of the property provided potential roosting opportunities for crevice dwelling bat species and no access to the loft.

As the proposed works will predominately affect the hanging tiles, provision of compensation or enhancement is unnecessary.



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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 the Institute of Lighting Professionals (ILP) guide must be followed.

For example; all external lighting must be Light Emitting Diode (LED) and directed downward or be located at a low level. LED bulbs produce the least amount of heat and no UV light minimising the attraction effect of impact on insects and foraging bats. By carefully directing light downwards any using a PIR with short illumination sensor the impact of external lighting on any foraging bats will be minimal.

5.7 Habitat loss

- 5.7.1 There is no habitat loss relating to this scheme and no requirement for habitat compensation.

5.8 Post construction work

- 5.8.1 There is no requirement for post-construction monitoring of this scheme.

6. 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.

7. Queries

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

Telephone: 01189 762902
Email: info@batsurveys-uk.com

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Bramley House
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Simon Holmes, MSc. CEnv.
Consultant, Urban Tree Experts
Bat License CLS-CLS- 17637 & 17638



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APPENDIX 1

Folio No: 1217-2024
Purchase Order: KH202403
Contact: Urban Tree Experts
Issue Date: 24.05.2024

Biological Report

Technical Report



SureScreen Scientifics

Biological Sample Analysis

Summary

Most biological materials (tissue, feces, hair, blood, etc.) contain small amounts of DNA from the organism of which it originated. Using molecular methods such as PCR (polymerase chain reaction) and DNA sequencing, SureScreen Scientifics are able to analyze an unknown sample to determine which species the sample originates from our methods are optimized for the detection of species including bats (over 92% of bat species worldwide can be identified including all 18 UK bat species), mammals; bees, wasps & hornets; birds; fish; plants (from roots, leaves, stem and even dried wood) and many more species.

Results

Lab ID	Site Name	OS Reference	Sample Type	Species Name	Match(%)
B3229	Brook House		Bat Dropping	Brown long-eared bat (Plecotus auritus)	99.46
Genetic Sequence CGGAGGCTTCGGGAAGTATTGGTGCCACTAATAATTGGAGCCCCTGATATAGCTTTTCCCCGAATAAATAACAT AAGCTTCTGACTGCTTCCCCCATCTTTTCTACTACTTTTAGCTTCGTCTGCAGTAGAGGCTGGAGCAGGTACCGG TTGAACAGTCTACCCTCCTTTAGCGGGAAACCTTGCTCACGCTGGAGAGA					

Matters affecting result: none
Reported by: Jennifer Higginbottom

Approved by: Lauryn Jewkes

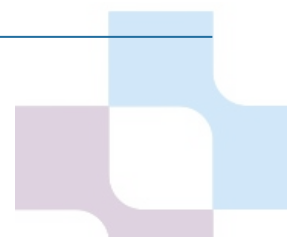


Methodology

Once samples have arrived in the laboratory, the DNA is isolated using a commercial DNA extraction kit. Using PCR, DNA (if present within the sample) is amplified using universal molecular markers designed to amplify a short fragment of the DNA of the target species group (i.e. mammal, fish, arthropod, reptile, plant etc.). If amplification is successful, the resulting DNA sequence is revealed using a process known as Sanger Sequencing in order to obtain the genetic sequence of the mitochondrial gene within the sample. The sequence results are aligned against a library of known reference sequences using bioinformatics software, which enables us to determine which species the DNA sequence from the sample matches with, informing the species identity and sequence similarity (match %). If the initial analysis is unsuccessful, the entire process is repeated up to two additional times with a fresh reserve sample (if available) in order to obtain a species identification. If no DNA is detected after three attempts, then we can be confident that any further analysis of the sample will likely also fail to result in species identification.

Interpretation of Results

Sample Type:	The sample you send to us can come from a variety of sources. Fecal, dropping, urine, hair, blood, carcass (skin, flesh, bone), gamete, plant matter or unknown biological material all contain DNA that we can test for in order to identify the species of origin.
Genetic Sequence:	The unique DNA sequence obtained from the sample.
Match (%):	How closely matched the DNA sequence from your sample is to the sequences within our reference database. This can be interpreted as a score of result accuracy, with the maximum score of 100% indicating an exact match of the sample to the indicated species' reference sequence. Lower scores (80-99%) indicate some variation between the sample and reference sequence, likely due to natural variation between individual genetic sequences and/or systematic variations generated through the sequencing process. Scores below 80% similarity should be interpreted with care and can indicate part degraded or part contaminated samples.
Inconclusive Result:	Degraded sample: DNA is degraded and we are unable to determine species identification due to degradation of sample DNA. This can happen either before sample collection (old samples, exposure to UV etc.) or after sample collection if stored for long periods before analysis or not handled correctly. Inhibited/contaminated sample: We are unable to determine species identity due to contamination or the suspected presence of large quantities of PCR inhibitors. Contamination sources can originate from other species which could have come into contact with the samples, or human contamination during sample collection.
Alternative Result:	Sometimes, for targets such as bat dropping analysis, other mammalian species such as rodents are detected. We find this to be a common occurrence as some bat droppings can be similar in appearance to rodent droppings. Although sometimes unexpected, repeat analyses in these cases would likely return the same results.





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APPENDIX 2

Mark A Chadd Ltd

ArchitecturalSERVICES

7 Tanners Row

Wokingham

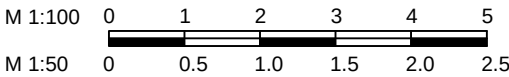
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- 7) It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management(CDM2015) regulations and current Health and Safety legislation.



Existing GF Plan

Mr & Mrs Hudson

Brook House,

Hollybush Ride,

Finchampstead,

RG40 3QR

2A - 19.12.23

CLIENT NO:

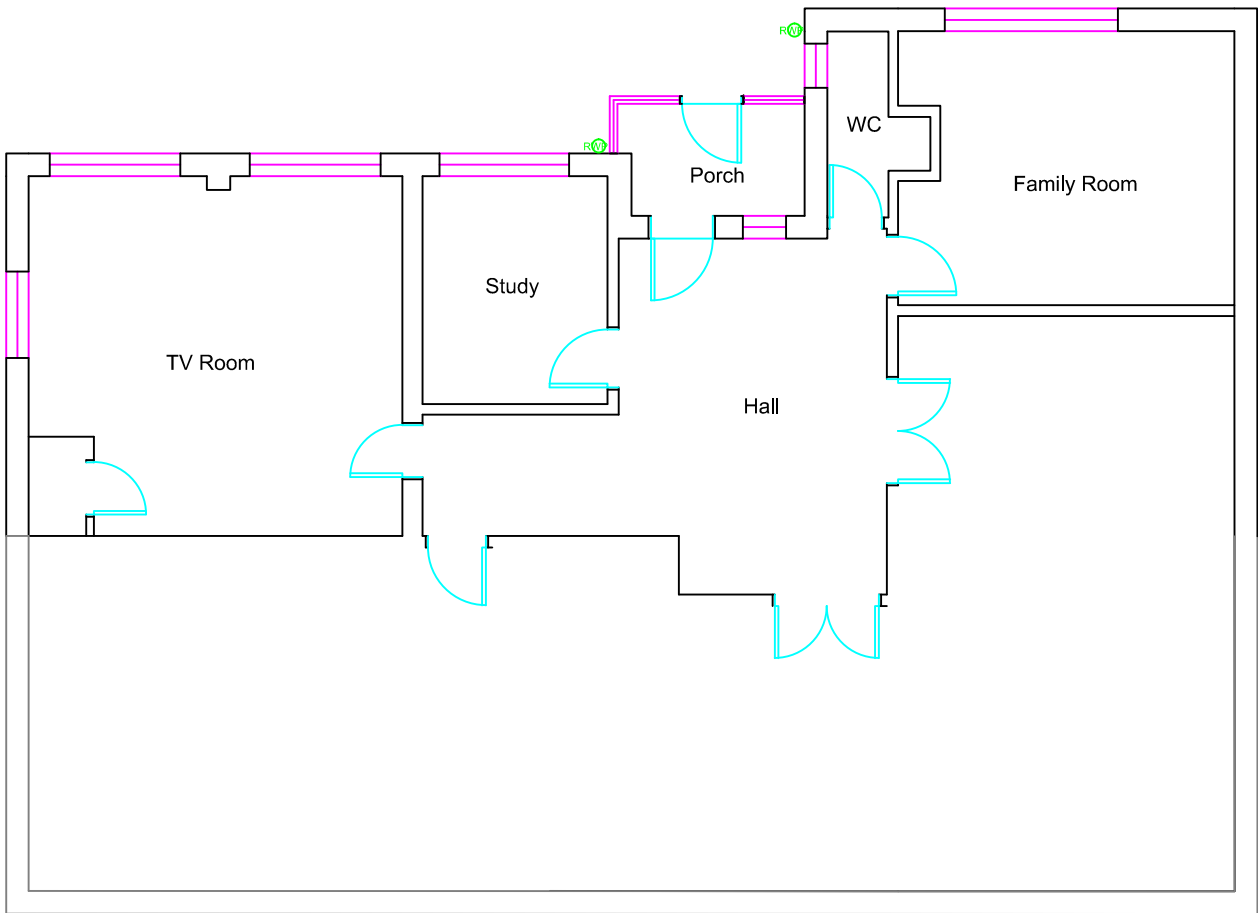
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JOB NO:

DATE:
18.12.23

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PG NO: 01



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7 Tanners Row

Wokingham

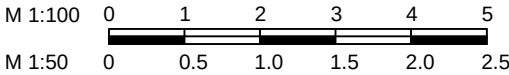
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Proposed GF Plan

Mr & Mrs Hudson

Brook House,
Hollybush Ride,
Finchampstead,
RG40 3QR

2A - 19.12.23

CLIENT NO:

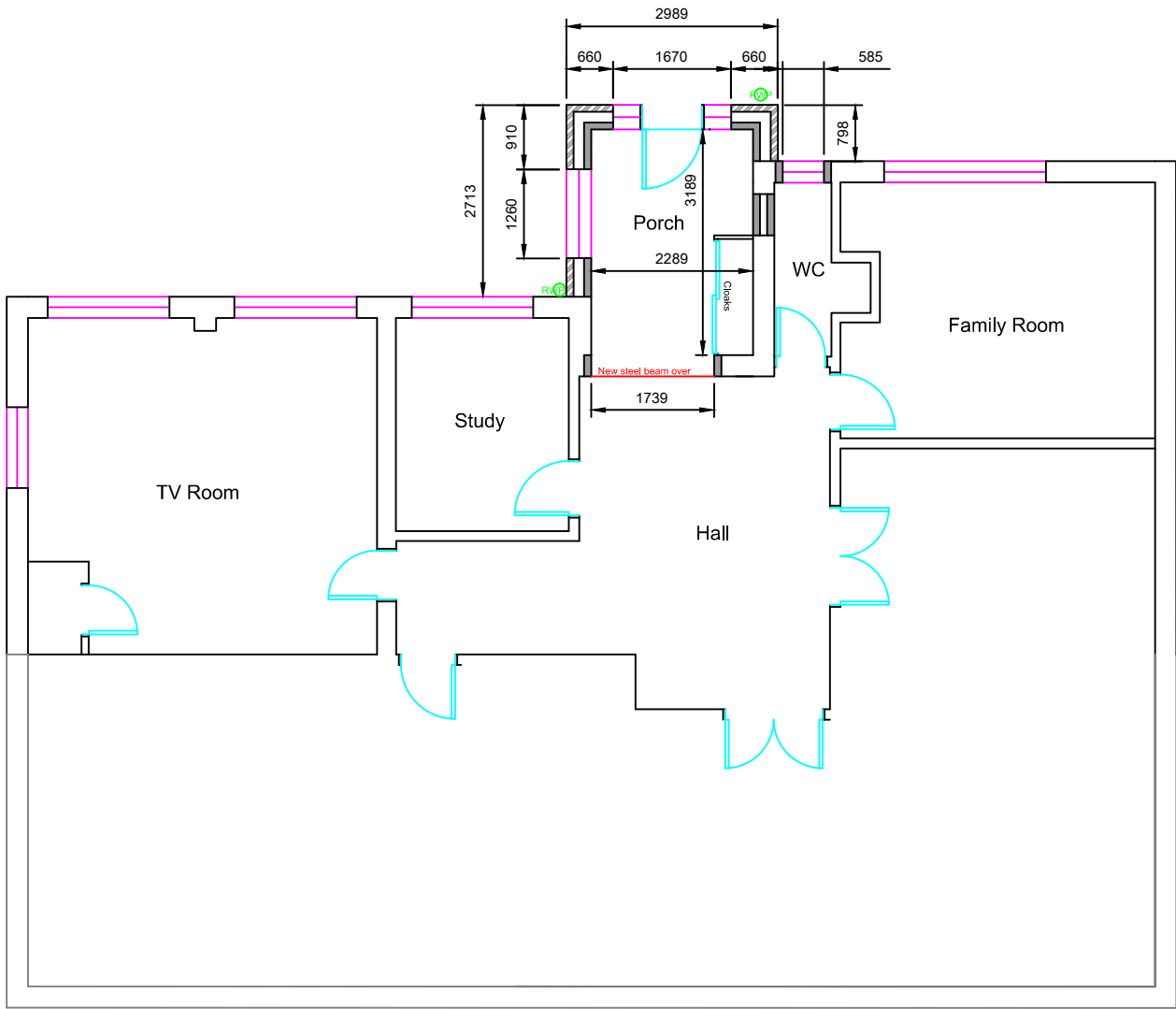
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DATE:
18.12.23

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PG NO: 02



Mark A Chadd Ltd

ArchitecturalSERVICES

7 Tanners Row

Wokingham

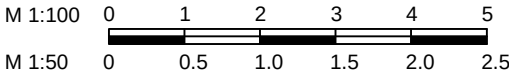
RG41 4EL

Tel: 07702 090009

email:mchaddarchitecturalservices@gmail.com

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- 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 Roof Plan

Mr & Mrs Hudson

Brook House,
Hollybush Ride,
Finchampstead,
RG40 3QR

2A - 19.12.23

CLIENT NO:

DRAWN: SS

JOB NO:

DATE:
18.12.23

SCALE @ A3: 1:100
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PG NO: 03

Mark A Chadd Ltd

ArchitecturalSERVICES

7 Tanners Row

Wokingham

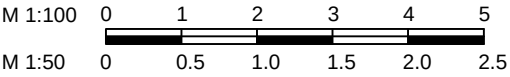
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Proposed Roof Plan

Mr & Mrs Hudson

Brook House,
Hollybush Ride,
Finchampstead,
RG40 3QR

2A - 19.12.23

CLIENT NO:

DRAWN: SS

JOB NO:

DATE:
18.12.23

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7 Tanners Row

Wokingham

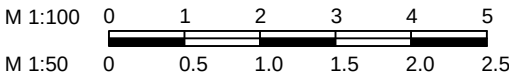
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Existing Elevations

Mr & Mrs Hudson

Brook House,

Hollybush Ride,

Finchampstead,

RG40 3QR

2A - 19.12.23

CLIENT NO:

DRAWN: SS

JOB NO:

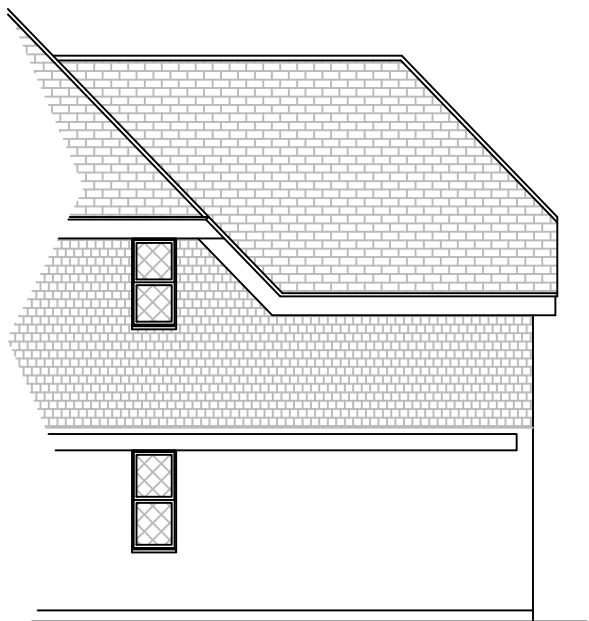
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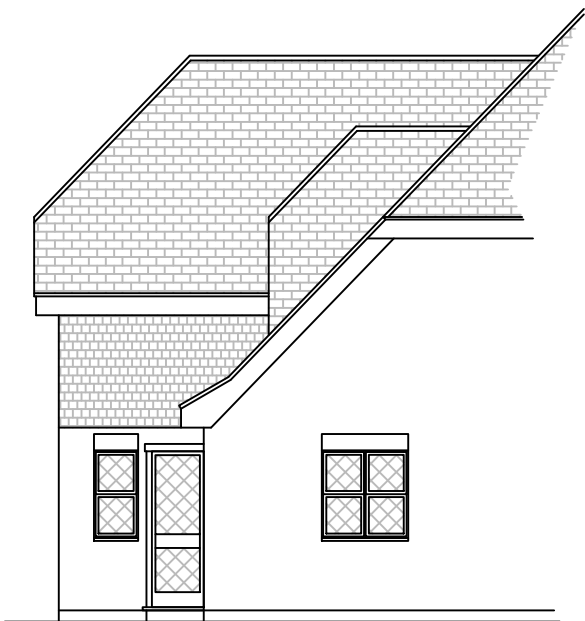
PG NO: 05



Front Elevation



Left Side Elevation



Right Side Elevation

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7 Tanners Row

Wokingham

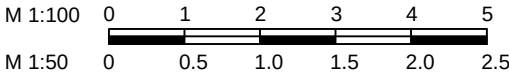
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Proposed Elevations

Mr & Mrs Hudson

Brook House,
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RG40 3QR

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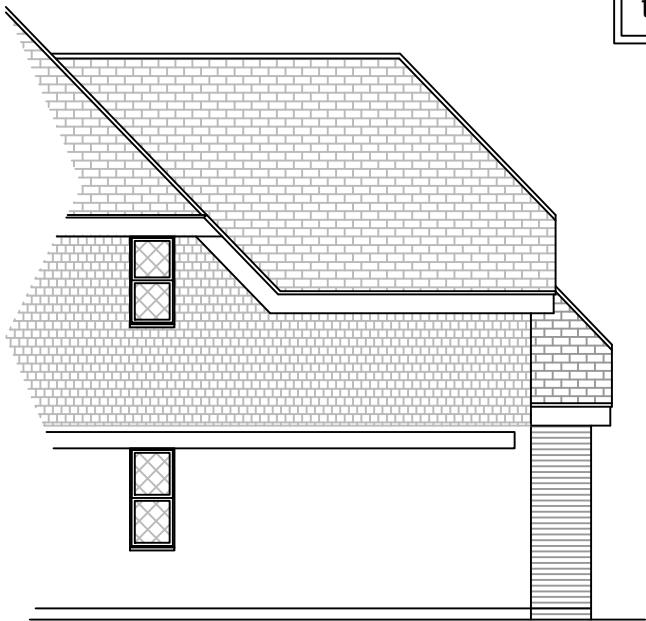
PG NO: 06



Front Elevation

Notes:

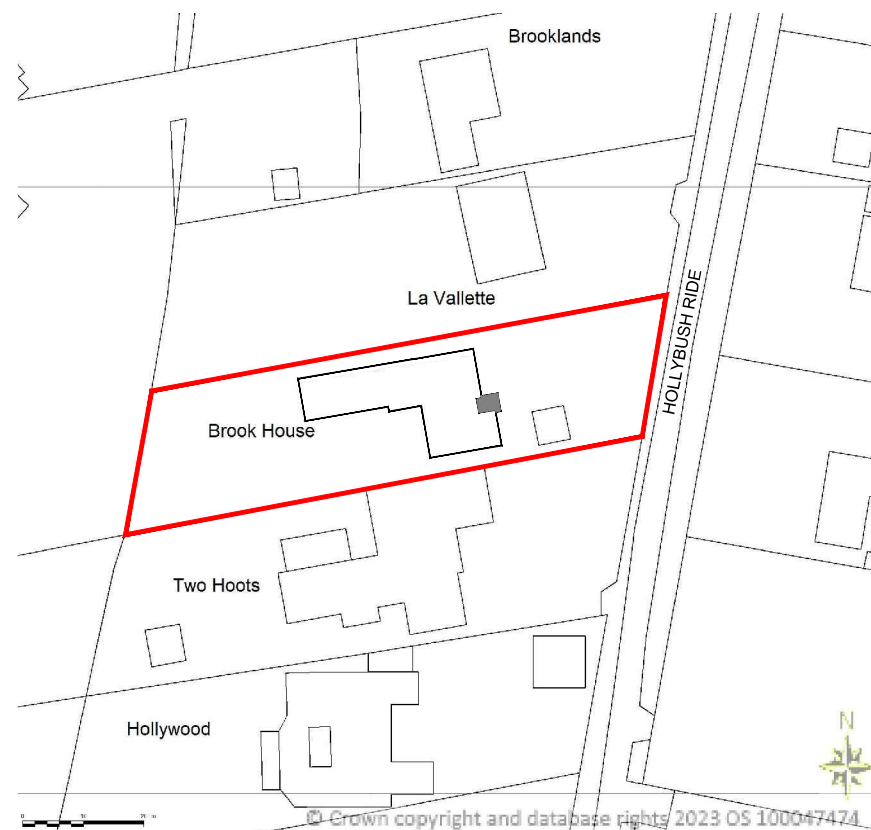
- Brickwork finish to walls to match existing.
- Tile hung finish to walls above door to match existing.
- Roof tiles to match existing.
- Timber windows & doors. Obscure glazing to WC.



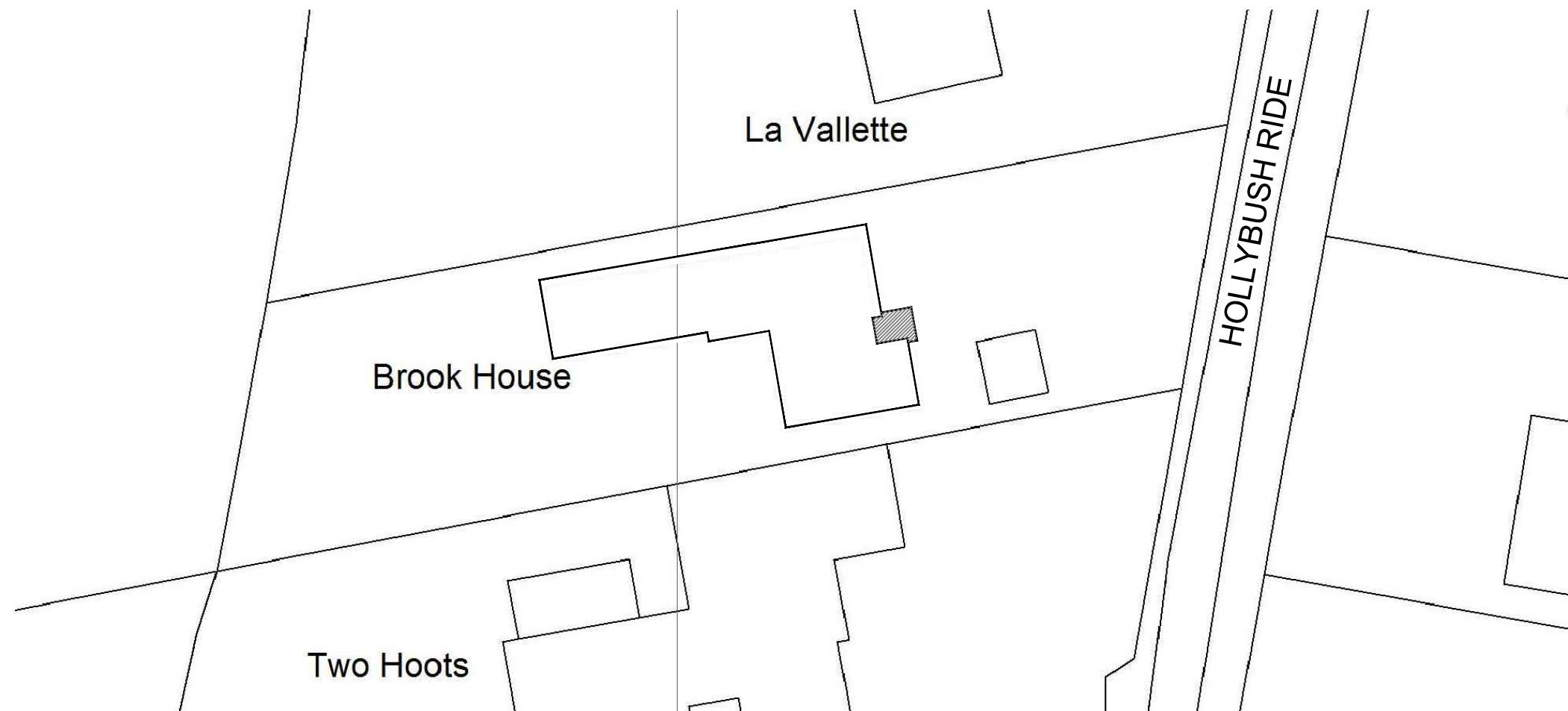
Left Side Elevation



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 Plan

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Hollybush Ride,
Finchampstead,
RG40 3QR

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