

Chilcombe
Hook Road
Greywell
Hampshire
RG29 1BT

13th October 2022

Homeowner Bat Survey

It is noted that since the proposed building work will involve removal & rebuilding of several existing roof areas, it is sensible & necessary to complete a bat survey.

The survey can be separated into three distinct roof areas:

1. Addition of 1st floor bedroom, with demolition of existing ground floor flat roof & connection to the main existing 1st floor pitched roof.
2. Alteration & extension of existing ground floor pitched roof relating to kitchen / utility extension
3. Replacement of existing carport flat roof, with new and extended pitched roof

1. First floor extension

The roof area to be demolished is a flat roof with tiled apron. This was added as part of an extension in the 1980's. The roof is in good condition, with felt covering and newly replaced fascias & gutters. The roof void is small and inaccessible, but there are no signs to suggest bat entry or nesting.

The roof area that is proposed to be modified is the main house roof: a large, clay tiled, pitched roof.



The roof is in good condition, with no obvious gaps or crevices that would allow for bats to enter.

The roof also has an integrated sky light which is well sealed and in working order.

Internally, the area is boarded and insulated, with access from the second floor landing via a ladder.

It is currently used for storage.



The loft area has been inspected thoroughly and no bats or evidence of bats was observed.



2. Kitchen roof extension

The existing Utility room roof is of pitched, clay tile composition, with no access to the void. The roof tiles and fascias are in good condition, with no sign of bats or bat nesting.



3. Carport roof replacement

The existing carport has a flat roof with small tiled apron to the front. It is built with a timber frame and corrugated asbestos cement boards, forming a lean-to with the boundary wall. The underside of the roof is exposed and there are no signs of bats or bat nesting.

Summary



Following inspection of all three roof areas, externally & internally (where possible), it is fair to conclude that there is no sign of bats or bat nesting at Chilcombe. The roof areas are all in very good condition, with no holes or crevices visible and therefore very limited scope for bats, or other wildlife, to enter or nest.

It is also worth noting that our neighbours (Coomberry) are currently extending to the rear of their property, and have similarly experienced no sign of bats or bat nesting.

Ben Dainton
Chilcombe Homeowner