

Bat Survey Report

**For Proposed Replacement Dwelling at
Meadow View
Sherfield Road
Bramley
RG26 5AG.**

November 2023

Existing dwelling

It is noted that since the planning proposals involve demolition of the existing dwelling that it is necessary to carry out a Bat Survey.

An internal and external survey of the structure was undertaken with a view to establishing whether there were any bats or signs of bat occupation or indeed whether there were any features that could offer potential roosting sites following standard survey guidelines.

The existing detached bungalow which is to be demolished consists of a pitched roof with tiles fixed on battens. There is no underfelt. The existing roof tiles and ridge treatments are in good condition with no missing/cracked or loose fitments. The eaves and roof treatments (soffits, fascias and chimney flashings) are fully sealed with no gaps or crevices which effectively prevent access to roosting species (Bats) from entering the roof space. The loft has been used as ancillary household storage.

The roof space has been inspected (access into the void was via a standard roof hatch) and there is no evidence of Bats or Birds entering the enclosed roof space either currently or in the past. The lack of underfelt has made it straightforward to carry out a thorough inspection of the roof space and there is no evidence of droppings or other detritus on the existing loft insulation that would indicate an existing or historical roost. It was noted that internally the roof void was thick with cobwebs, which is a good indication that bats have not been using the roof space.

It is noted that the following may indicate the presence of a bat roost within a building:

- Droppings.
- Piles of insect remains e.g. moth wings.
- Staining at roost entrances.
- Bats (alive or dead).

I can confirm that none of the above were found in the internal loft space.

There were no survey constraints and full access to all parts of the existing roof area where possible. No evidence of bats or bat activity was found during the survey.

Appendix

The following photos are support the report above.

Internal bungalow images





External bungalow images









