Josephine McCarthy, Senior Ecologist
Email: josephinemccarthy@arbtech.co.uk
arbtech.co.uk

Preliminary Ecological Appraisal and Preliminary Roost Assessment

Survey site:

19 Charterhouse Street, London EC1N 6RA

Client:

Morgan Capital Partners LLP

Survey date:

15th October 2024

Project:

This report has been prepared to inform a BREEAM assessment in support of a planning application with the London Borough of Camden. The proposals include the refurbishment and extension of the building, along with alterations to the facade.

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

Executive Summary:

Based on a desk study and site survey, the below outlines the required work for planning permission, legal compliance, or other relevant consents. Recipients should review this section or contact the author for further advice.

Summary of Conclusions:

This survey was commissioned to provide baseline conditions on-site to inform a BREEAM assessment aimed at achieving a BREEAM rating of "Excellent" in line with Camden Local Plan, (2017), Policy 6, Section 8.49).

No ecological constraints have been identified for the proposed development, and no further surveys are recommended for this site. The roof of the building provides some potential value for nesting gulls during the breeding season, which is common for buildings of similar height in the area. Therefore, precautionary checks for nesting birds should be conducted prior to any works commencing, during this time. (p.11-12).

Due to the site's location, physical barriers, and lack of vegetation within or near the site, there is no potential for impacts on other ecological receptors, either on-site or in the wider landscape.

Recommendations:

- Biodiversity enhancement will be secured through a BREEAM Land Use and Ecology Assessment. This can be achieved via installation of a green roof/green walls or additional planting, and by incorporating 'species features' such as bird and bat boxes built into the facades.
- A Landscape and Ecology Management Plan (LEMP) would demonstrate long-term ecological management and maintenance (in line with BREEM LE 05).
- Where a green roof is not practical or where on-site provision is not possible, enhancement of 'Suitable Alternative Natural Green Space' (SANG) habitats nearby could be considered in consultation with LB Camden (Community Infrastructure Levy (CIL)).

Informative:

Preliminary Ecological Appraisal & Roost Assessment Survey Report (V.1). The contents of this report are confidential and must not be shared without the consent of Morgan Capital. No previous reports by Arbtech or by any other consultancy are known to Arbtech. **Report Validity:** This report is valid for a period of 18 months, as assessed by the author based on the current value of the site and the scope of works as currently understood (Advice Note, 'On the Lifespan of Ecological Reports and Surveys' by CIEEM, (April 2019).
Surveyor Qualifications: The survey was conducted by Josephine McCarthy, Senior Ecologist. The surveyor is a practicing ecologist with >5 consecutive years of relevant experience and > 10 years of bat survey experience, holding a Natural England Class 2 Licence for >5 years – [Natural England Bat Licence No. 2019-41480-CLS-CLS, Class Level 2]. The surveyor is a Qualifying Member of CIEEM.
Limitations: The physical survey was conducted without any limitations. The desk study was carried out without biological records data from Greenspace Information for Greater London (GiGL). (Data can be obtained upon request). Open Source data (GiGL) has been included. Further data is unlikely to alter the recommendations provided for this development, given the scale of the works and the negligible ecological value of the site and surrounding habitats. There is no potential for impacts on ecological receptors, either on-site or in the wider landscape.
The full survey assessment is detailed in the following sections:

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
15/10/2024	15.5	65	75	3.5	None

Habitat map in Appendix 1, Location Plan in Appendix 2, Proposed Plan in Appendix 3 and site photos in Appendix 4.

Botanical species are described using the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).

UKHab codes: • **u1b5 – Building** • **u1b6 -Developed Land**	Site Context The site is centred at National Grid Reference TQ 3153 8167 and covers an area of approximately 0.1 hectares. It consists of one commercial building and is situated at a busy junction in the Farringdon area of London, on the boundary between the London Borough of Camden and the City of London. The site is surrounded on all sides by roads and high-density commercial development. John's Garden, Gray's Inn, Charterhouse Square, and Lincoln's Inn Fields are examples of local, formally planted public gardens with mature trees, surrounded by paved streets. The nearest of these is approximately 450m to the west. No other terrestrial habitat types are represented within a 1km radius. The nearest aquatic habitats are the concrete ponds associated with the Barbican Estate Water Gardens, ~ 650m to the east. The closest surface-level watercourse is the River Thames, approximately 800m south of the site. A site location plan is provided in Appendix 1. On-site habitat descriptions • **u1b5** – Buildings

There is one building on-site, designated as Building 1 (B1). It is an approximately six-storey, roughly rectangular block with flat roofs that houses various plant equipment and a paved amenity area. The exterior of the building comprises marble, stone, and metal cladding, with glazing.

Introduced shrub was present in raised planters. An insignificant amount of self-seeded sedum species occur in roof -top gravel beds. This constitutes the full extent of the on-site habitats, with no vegetation or other habitat types present.

- No invasive species were found on site during the survey.

- **u1b6** – Other developed land

- There is no additional hardstanding or sealed surface on-site, aside from the flat roof and the pavement surrounding the building footprint. No boundary walls or linear features occur.

Habitats within a 2km radius

- Priority habitats
- Priority Deciduous Woodland – associated with mature trees at Gray's Inn Garden ~450m northwest.
- Priority habitat Mudflats - associated with the River Thames ~800m south of the site.

Statutory Designated Sites

- There are no LNR's / SSSI /SPA /SAC sites within 2km of the site. The nearest designated site is Camley Street Nature Park LNR located approximately ~2,300m northwest of the site.
- The site lies within the Impact Risk Zone (IRZ) of Walthamstow Marshes SSSI, located 6.6km south of the site. The proposed development does not fall within a category that requires the local planning authority to consult with Natural England.

- <u>Non-statutory sites within a 2km radius</u>

The site is not subject to any non-statutory nature conservation designations.

Seven non-statutory sites; Sites of Importance for Nature Conservation (SINCs) are present within 1km of the site, comprising one Site of Metropolitan Importance to Nature Conservation (SMINC), two Sites of Borough Importance for Nature Conservation (SBINC), and four Sites of Local Importance for Nature Conservation (SLINC):

Tabe 1 Non-statutory sites within a 2km radius

Site Name	Distance from site	Reason for designation
St Johns Gardens	205m northeast	Formerly part of the graveyard of nearby St John's Chapel, this tiny park has a high density of mature trees.
Charterhouse	430m northeast	A series of richly planted ornamental gardens situated around the historic complex of buildings which comprise London Charterhouse. These gardens are of high value to birds and invertebrates on account of the large range of pollen, nectar and nesting/burrowing habitats they provide.

	Lincoln's Inn Fields	618m west	The largest of London's squares containing some of the oldest and largest London plane trees in the city.
	Spa Fields Gardens	655m north	A medium sized, recently landscaped park with a range of habitats including species-rich ornamental flower beds, amenity grassland lawns, areas where ornamental grape vines are being grown, scattered trees and ornamental shrubberies
	The Barbican and St Alphage's Gardens	672m northeast	A mix of Roman and medieval London architecture, supporting a range of wildlife.
	Temple Gardens	680m south	One of the largest open spaces in the City, with a number of features of wildlife value, supporting a range of birds
	St Paul's Cathedral gardens	680m southeast	A historically important garden containing a variety of mature trees.
	Roman Wall, Noble Street	714m east	A section of a Roman wall supporting a diverse flora.
	Skinner Street Open Space	792m north	A diverse park containing areas of amenity lawn and mature trees supporting a balance of amenity and wildlife planting and includes innovative combinations of different habitat types.
	River Thames and tidal tributaries SMINC	830m south	The River Thames contains a number of valuable habitats found nowhere else in London. The mud flats, shingle beach, intertidal vegetation, islands and channel itself support many species which are rare in London. The river walls also provide important feeding areas for the nationally rare and protected black redstart.

<table>
<tr><td></td><td>
<table>
<tr><td>Wilmington Square</td><td>845m north</td><td>A small town square planted with a wide range of native trees and shrubs.</td></tr>
<tr><td>Victoria Embankment Gardens: Temple Section</td><td>872 southwest</td><td>This small public park supports a wide range of common birds for its size</td></tr>
<tr><td>Aldermanbury Gardens</td><td>893m east</td><td>A former churchyard supporting a number of interesting ferns and lichens.</td></tr>
<tr><td>Calthorpe Community Garden</td><td>935m northwest</td><td>A community garden, located in a very built up area of London, with a good range of wildlife habitats.</td></tr>
<tr><td>Coram’s Field</td><td>980m northwest</td><td>A large park featuring many mature London plane trees.</td></tr>
</table>
Local habitat (other): None. No Local Wildlife Sites (LWS) are unlikely to be present in adjacent habitats or within the zone of influence, as these areas comprise only commercial buildings and roads.
</td></tr>
<tr><td>Foreseen Impacts</td><td>No impacts to designated or priority habitats in the wider landscape are anticipated due to the scale of the proposed development, the distance of the site from such habitats, and the surrounding physical barriers.</td></tr>
<tr><td>Recommendations</td><td>Given the negligible value of the site for wildlife, no further habitat assessment is required.
Best practice measures should be implemented to control any airborne pollutants during development.</td></tr>
<tr><td>Enhancement</td><td></td></tr>
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	• A suitably designed biodiverse green roof would provide a new habitat for wildlife species such as invertebrates and birds. The Buglife charity advice sheet on green roofs can be consulted alongside a structural engineer to calculate loadings etc. The key points of consideration are outlined here: https://cdn.buglife.org.uk/2019/07/Creating-Green-Roofs-for-Invertebrates_Best-practice-guidance.pdf • Roof design should follow guidance from green roof specialists such as Bauder (approved by Buglife):https://www.bauder.co.uk/green-roofs/extensive-green-roofs/biodiverse-or-brown-roofs • Additional wildlife friendly rooftop planting schemes (other than green roof) could include planted balconies, seating areas, climbing plants, living walls, or raised beds, (where appropriate).
Bats	
Summary of Survey Findings	A search of the MAGIC database for granted EPSLs (European Protected Species Licences) returned one EPSL's within a 2km radius. (None occur within a 1km radius): • 2015-14984-EPS-MIT – 950m northeast: Resting place for C-PIP. Dated: 30/10/2015- 01/01/2018. The survey building exhibits no evidence of bats and was evaluated as lacking features suitable for bat habitation, either for hibernation or during the active bat season (potential suitability 'None' in accordance with Collins, 2023).

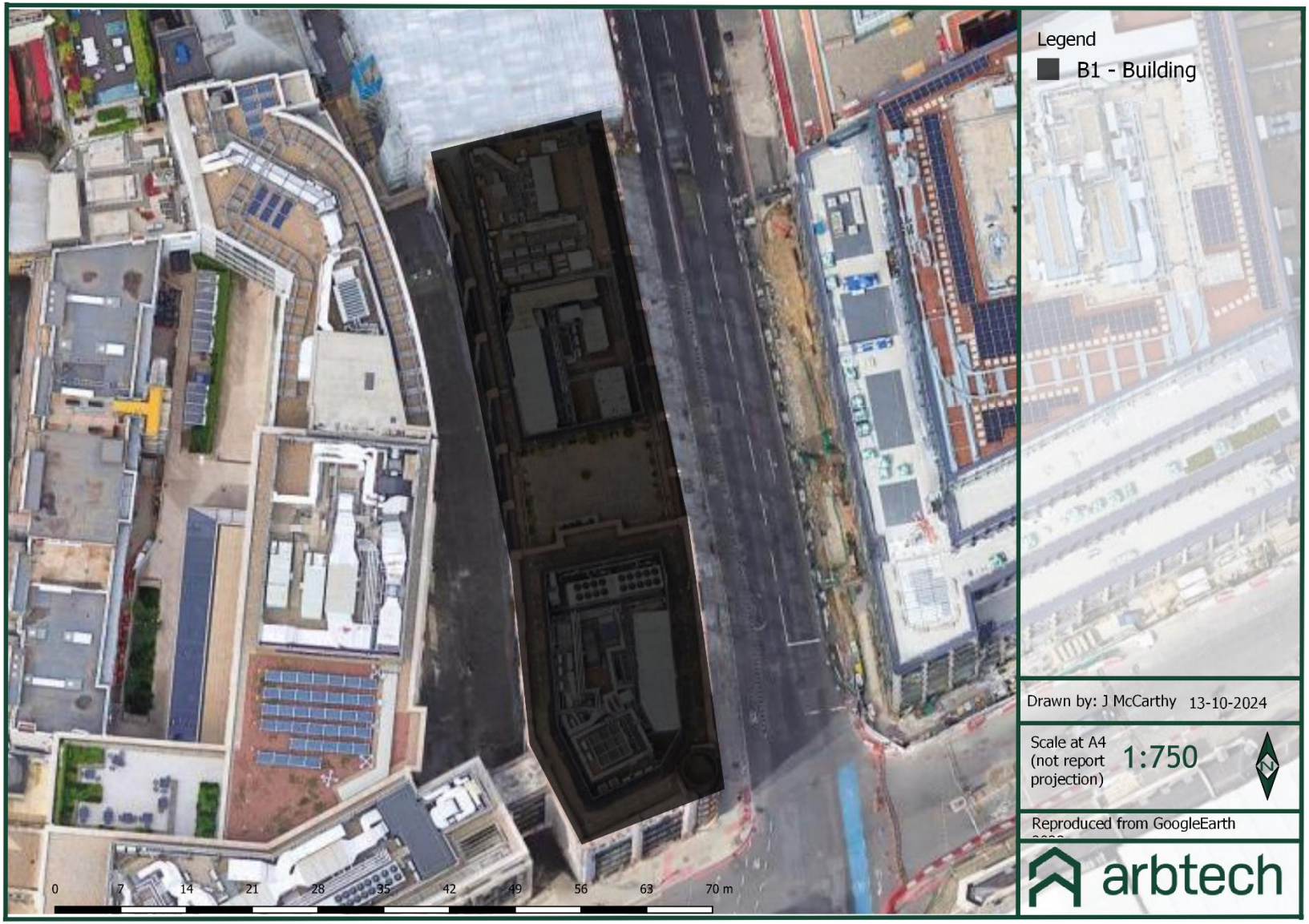
	The immediate landscape is assessed to provide 'negligible' value for foraging and commuting bats, (Collins, 2023). Commuting habitats for bats, in any meaningful sense, are absent. The broader landscape, particularly water bodies and amenity spaces within 1km, provide foraging resources for bats within an urban context, such as light-adapted pipistrelle species that can traverse a city landscape. These species may also use city buildings in the wider landscape for roosting, or hibernating, particularly historic structures that have long been part of the landscape and could serve as recurring roost sites.
Foreseen Impacts	The inspection and assessment conclude that the site conditions and proposed development pose no significant risk to bats or their habitats.
Recommendations	Standard precautionary methods of working apply. All UK bat species are protected by European and UK legislation: (the Conservation of Habitats and Species Regulations 2017, and Schedule 5 of the Wildlife and Countryside Act 1981. This affords complete legal protection to all bats and their roosts. In the unlikely event that a bat or evidence of bats is discovered during development, all work must cease immediately, and a bat-licensed ecologist must be contacted for further advice.
Enhancement	An integrated bat box, brick, tube, or an externally mounted bat box would enhance the site for this species. Boxes should target bat species likely to be present locally, e.g. pipistrelle bats. Suppliers of contemporary-designed boxes include: Eco-Habitat Bat & Bird Boxes | Wienerberger UK and https://www.greenwoodsecohabitats.co.uk/shop.

Birds	
Summary of Survey Findings	There is no evidence of nesting birds on-site. Neither historic nesting material nor guano/staining is present. Shingle on some areas of flat roof provided suitable nesting areas for herring gull and ledges and alcove on parts of the building were suitable to support feral pigeon. However, many of the level surfaces are exposed and lack shelter from predators or adverse weather. The roof and surrounding habitats have no features or resources suited to supporting London's peregrines or black redstart's. There appear to be no opportunities for passerines to gain a foothold on the building's smooth outer surfaces for nesting. Species of Principal Importance and London BAP species that could potentially utilise the site include herring gull. (Red List species).
Foreseen Impacts	Herring Gull or pigeons could be present during the breeding season (March – Aug inclusive).
Recommendations	Standard precautionary methods of working apply. The Wildlife & Countryside Act 1981 (as amended) makes it an offence to obstruct or prevent any wild bird from using its nest, or to intentionally take, damage or destroy a wild bird's nest while the nest is being used or built. Precautionary checks for the presence of nesting birds should be undertaken directly prior to the start of work. A minimum 10m 'buffer zone' will need to be established around any active nests to avoid disturbance until the young have fledged. Work may need to cease until this time.

Enhancement:	The installation of integrated bird bricks (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at height will provide additional nesting habitat for birds in line with the measures outlined in the British Standard " *Integral nest boxes. Selection and installation for new developments. Specification" (BS 42021:2022).* Swift bricks are a universal nest brick for small bird species, including red-listed species such as common swift, house sparrow, and starling, all of which are London Priority Species and could be present locally. Further information, along with guidance on the correct installation of swift bricks, can be found here: https://www.swift-conservation.org
Amphibians	
Summary of Survey	No suitable habitat.
Foreseen Impacts	None
Recommendations	N/A
Badger	
Summary of Survey	No suitable habitat.
Foreseen Impacts	None
Recommendations	N/A
Hazel dormouse	
Summary of Survey	No suitable habitat.
Foreseen Impacts	None
Recommendations	N/A
Hedgehog	
Summary of Survey	No suitable habitat.
Foreseen Impacts	None
Recommendations	N/A

Invertebrates	
Summary of Survey	No suitable habitat
Foreseen Impacts	None
Recommendations	A suitable biodiverse roof could benefit insects and contribute to the development of a network of green roofs in the area. Plants that provide nectar, pollen, and shelter could create microhabitats that support the local food web, help build resilience, and serve as stepping-stone habitats for birds and invertebrates.
Invasive / Non-native species	
Summary of Survey	N/A
Foreseen Impacts	None
Recommendations	N/A
Reptiles	
Summary of Survey	No suitable habitat.
Foreseen Impacts	None
Recommendations	N/A
Riparian animals	
Summary of Survey	No suitable habitat.
Foreseen Impacts	None
Recommendations	N/A

Appendix 1: Survey/Habitat Map



Appendix 2: Location Map

Appendix 3: Proposed Plans

Appendix 4: Photos

Photo 1: Street view: looking north at the south elevation and entrance to B1 from Farringdon Street.

Photo 2: B1 – East elevations along Farringdon Road.

Photo 3: B1 – Stone façade with cladding and glazing.

Photo 4: Roof top hardstanding area with planters.

Photo 5: B1 – Roof top plant

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