



Biodiversity Net Gain (BNG) Assessment

234-240 Grafton Road, NW5

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

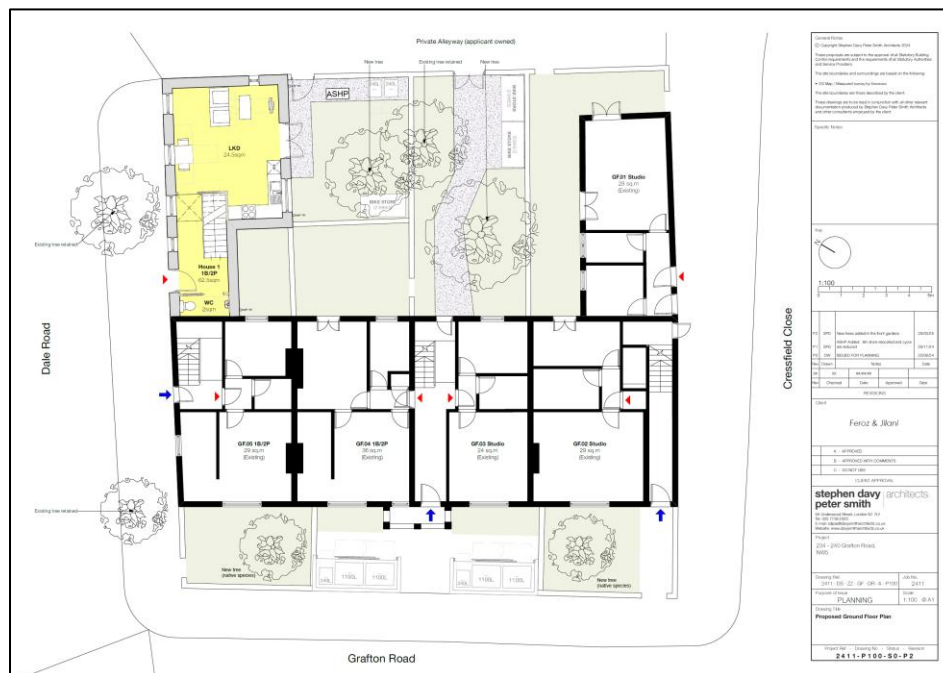
1.0 INTRODUCTION

1.1 The Ecology Partnership was commissioned by Davy Smith Architects to undertake a Biodiversity Net Gain (BNG) assessment for the land at 234-240 Grafton Road, Kentish Town, London, NW5 2AB, hereafter referred to as the ‘site’ (Figure 1).



Figure 1: Red line boundary of the site

1.2 The proposed development (Figure 2) is for the addition of two flats at roof level on the existing block, as well as the construction of an additional residential unit and associated private garden.



2.0 METHODOLOGY

- 2.1 The site was surveyed on 6th March 2025 by principal ecologist Eddie Selwyn BSc (Hons) MSc ACIEEM and assistant ecologist Finn Young BSc (Hons). The surveyors identified the habitats present, following the UK Habitat classification system (UKHab V2). The habitats within the site were also subject to the Statutory BNG Metric Condition Assessment. The site were surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map.
- 2.2 The Statutory Biodiversity Metric is used to calculate biodiversity losses and gains for habitats within the site. The metric is included as a separate excel document and underpins the Environment Act's provision for mandatory BNG in England.
- 2.3 The Statutory Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value. These are dependent on the condition and location of the habitat, in order to calculate '**biodiversity units**'.
- 2.4 The site has been assessed in terms of the condition assessment of the baseline and habitats were classified in more detail during this assessment.
- 2.5 The condition assessments provide further scrutiny of the measured habitats. The condition of habitats is dependent on several parameters and may include aspects of management, the impact of invasive species and nutrient enrichment, which would affect species abundance and specific characterisation of habitat value.

3.0 RESULTS

Baseline

Table 1: On-Site Habitat Baseline

Habitat	Area (ha)	Condition
Developed land; sealed surface	0.034	Condition Assessment N/A
Vegetated garden	0.012	Condition Assessment N/A
Modified grassland	0.0063	Moderate
Total (excluding individual trees)	0.0523	



Figure 3: On-Site Habitat Baseline

*Creation***Table 2: On-Site Habitat Creation**

Habitat type	Area (ha)	Condition
Developed land; sealed surface	0.0365	Condition Assessment N/A
Vegetated garden	0.0084	Condition Assessment N/A
Vegetated garden (biodiverse green roof)	0.003	Condition Assessment N/A
[Retained] Modified grassland	0.0044	Moderate
Individual tree x2	0.0081	Moderate
Total (excluding individual trees)	0.0523	

**Figure 4: On-Site Habitat Creation**

- 3.1 The site includes one small tree within the vegetated garden and as per the statutory biodiversity metric user guide, these trees are not counted in the metric. In addition, two proposed small trees are included within the vegetated garden, and as per the user guide, these trees are not counted in the metric.

- 3.2 Based on the habitat creation detailed in Figure 4, the proposed development would result in a **+31.09%** biodiversity net gain in habitat units and would satisfy the trading rules (Figure 5).

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.02
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	31.09%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 5: Final Results of the BNG calculation

Appendix 1: Condition Assessment Tables

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UKHab Habitat Type(s): Grassland - Modified grassland		
Condition Assessment Criteria		Grassland 1
A	There are 6-8 vascular plant species per m present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m~ (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Pass
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Fail
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note – patches of scrub with continuous (more than 90% cover should be classified as the relevant scrub habitat type.	Pass
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Fail
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens?).	Fail
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass
G	There is an absence of invasive non-native plant species? (as listed on Schedule 9 of WCA*).	Pass
Condition		Moderate
Condition Assessment Result		
Good	Passes 6 or 7 of 7 criteria including essential criterion A	
Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion A	
Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion A	
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .		
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.		
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying the buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.		
Footnote 4 – Wildlife and Countryside Act 1981 (as amended)		

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