79 CAMDEN ROAD
& 86-100 ST PANCRAS WAY

phase 1 habitat survey

November 2013

by URS

REVISION SCHEDULE					
Rev	**Date**	**Details**	**Prepared by**	**Reviewed by**	**Approved by**
1	September 2013	DRAFT	GL Assistant Ecologist	AD Senior Ecologist	VB Principal Consultant
2	November 2013	FINAL	GL Assistant Ecologist	AD Senior Ecologist	VB Principal Consultant

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1 INTRODUCTION

URS was commissioned by Barratt West London (herein referred to as the 'Applicant') in July 2013 to undertake an Extended Phase 1 Habitat Survey of all areas that fall within the boundary of 79 Camden Road, together with an initial assessment of the site to support roosting bats. The site location and site boundary are shown in Figures 1 and 2, respectively.

The Applicant proposes to redevelop the site at 79 Camden Road (herein referred to as the 'site') to provide a residential development of 166 units and amenity space across 6 blocks ranging in height from 5 to 7 storey's.

The aim of the survey and associated desk study was to identify habitats present and the potential for these habitats to support protected and/or otherwise notable species that could be adversely affected by the proposed works.

This report presents the findings of the desk study and extended Phase 1 habitat survey, and also provides recommendations for further survey work.

2 METHODOLOGY

2.1 Desk study

The location of statutory designated sites within a 2km radius of the site was investigated using the MAGIC[1] website.

Records of non-statutory designated sites and records of protected and/or otherwise notable species and habitats within 2km of the site were obtained from Greenspace Information for Greater London (GiGL).

2.2 Extended Phase 1 Habitat Survey

An extended Phase 1 habitat survey was undertaken on the 1st August 2013 by an ecologist from URS. All habitats within the boundary of the site were classified according to the standard Phase 1 Habitat Survey Methodology[2]. The scope of the Phase 1 habitat survey was extended according to the methodology described by the Institute of Environmental Assessment 1995 (now the Institute of Environmental Management and Assessment) to include an initial broad assessment regarding the potential for habitats to support protected species such as bats.

Target notes (TN) were made to provide supplementary information on species composition, features of interest, topography, location of habitats within the boundary of the site. Notes were also taken of any evidence of the presence of protected or notable fauna. Botanical nomenclature in this report follows Stace (2010)[3].

2.3 Assessment of Potential to Support Roosting Bats

All potential bat access/egress points and features with the potential to support roosting bats (e.g. cracks, crevices, roof voids) were identified and recorded along with any evidence which may have indicated the locations of roosts, such as:

- Stains around entrance holes (resulting from the deposition of oil secretions in bat fur);
- Scratch marks around entrance holes (resulting from bat claw holds);
- Bat droppings;
- Feeding remains; and
- Odours or noise characteristic of bats.

On the basis of this assessment, the features of the building were classified as having negligible, low, moderate or high potential to support roosting bats as follows:

- **Negligible Potential** - No features that could be used by bats (for roosting, foraging or commuting);
- **Low Potential** - Small number of potential roosting features, isolated habitat that could be used by foraging bats (e.g. a lone tree or patch of scrub but not parkland), isolated site not connected by prominent linear features (but if suitable foraging habitat is adjacent it may be

[1] Multi-Agency Geographical Information for the Countryside website available at http://magic.defra.gov.uk/
[2] JNCC 2010 *Handbook for Phase 1 habitat survey – A technique for environmental audit.* Peterborough, Joint Nature Conservation Committee.
[3] Stace, C. 2010. *New Flora of the British Isles*. *Third Edition*. Cambridge University Press.

valuable if it is all that is available);

- **Moderate Potential** - Several potential roosting features in the buildings, habitat could be used by foraging bats (e.g. trees, shrub, grassland or water), site is connected with the wider landscape by linear features that could be used by commuting bats (e.g. lines of trees); and

- **High Potential** - Buildings with features of particular significance for roosting bats, habitat of high quality for foraging bats (e.g. broadleaved woodland, tree-lined watercourses and grazed parkland), site is connected with the wider landscape by strong linear features that would be used by commuting bats (e.g. river/stream valleys or hedgerows, site is close to known roosts).

3 RESULTS

3.1 Desk study

3.1.1 Statutory Designated Sites for Nature Conservation

No statutory designated sites for nature conservation occur at or directly adjacent to the proposed development site. No Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites occur within 5km of the site.

Three statutory designated sites for nature conservation occur within 2km of the site, the details of which are contained within Table 1 and sites are shown in Figure 1.

Table 1: Statutory Designated Sites within 2km of the Site

Site	Distance from site (km) and bearing	Designation	Reason for Designation
Camley Street Nature Park	1.1km to SE	Local Nature Reserve (LNR)	Two unique acres of wild green space in the heart of London. The reserve provides natural habitat for birds, butterflies, amphibians and a rich variety of plant life.
Barnsbury Wood	1.6km to E	LNR	London's smallest Local Nature Reserve, originally a garden that was abandoned eventually becoming a woodland.
Belsize Wood	1.9km to NW	LNR	A small woodland reserve with a broad diversity of insect species.

3.1.2 Non-Statutory Designated Sites for Nature Conservation

There are no non-statutory designated sites for nature conservation on or immediately adjacent to the site.

There are 29 non-statutory designated sites for nature conservation within 2km of the works boundary of which nine are designated as Sites of Local Importance for Nature Conservation (SLI), nine as Sites of Borough Grade 1 Importance for Nature Conservation (SBG(1)), seven as Sites of Borough Grade 2 Importance for Nature Conservation (SBG(2)) and four as Sites of Metropolitan Importance for Nature Conservation (SMI). The reasons for their designations and location relative to the proposed works are contained in Table 2.

Due to GiGL copyright policy, no maps of the non-statutory designated sites within 2km of the site can be reproduced in this report.

Table 2. Non-Statutory Designated Sites within 2km of the Site

Site	Distance from Site (km) and bearing	Designation	Reason for Designation
Rochester Terrace Gardens	0.18 NW	SLI	Small public garden with a number of non-native trees, native shrubs and hedges.
London's Canals	0.19 S	SMI	London's canals are home to many species of fish and a number of locally uncommon aquatic plants
North London Line	0.57 E	SBG(2)	Extensive wasteland habitat from the former Kings cross goods yard, habitat links in with a larger area of trackside known as Copenhagen Junction.
St Pancras' Gardens	0.9 SE	SBG(2)	An old churchyard with two nature areas beside the railway boundary.
Kentish Town City Farm, Gospel Oak Railsides and Mortimer Terrace Nature Reserve	0.91 NW	SBG(1)	Large area of rail-side land adjacent to city farm and a woodland nature reserve.
Copenhagen Junction	0.94 E	SBG(1)	Sections of undeveloped land supporting a large expanse of bracken
Regents Park	0.95 SW	SMI	Historic royal park important for breeding and migrant birds.
Caledonian Park	0.98 NE	SBG(1)	Islington's largest open spaces which has become a haven for wildlife.
Camley Street Natural Park	1.04 SE	SMI	A tiny oasis which supports many frogs, toads, newts and wild flowers.
London Zoo	1.17 SW	SBG(1)	National importance for environmental education and providing refuge for many of the capitals native species.
Bingfield Park	1.22 E	SLI	A large open space important for common birds.
Primrose Hill	1.27 W	SBG(2)	A famous area of regent park with views across London.
Chalk Farm Embankment and Adelaide Nature Reserve	1.27 W	SBG(1)	Steep sided railway embankment supporting secondary woodland.
Market Road Garden	1.28 NE	SBG(2)	A small garden with mature trees, and a small wildlife area with resident hedgehogs, wild flowers and a seeded meadow.
Holloway Road to Caledonian Road Railsides	1.34 NE	SBG(1)	A section of Kings Cross main line supporting ruderal and rough land habitats supporting common birds and butterflies.
Tufnell Park Primary School Gardens	1.37 N	SLI	A small nature area created during the mid-1980s.
North London Line in Islington	1.46 E	SBG(1)	A number of short connected sections of railside habitat supporting a mosaic open and wooded habitat.
St James's Garden	1.54 S	SLI	Former churchyard with a number of mature trees providing nesting sites for birds.
Barnsbury Wood	1.57 E	SBG(1)	One of the largest natural woodland

Site	Distance from Site (km) and bearing	Designation	Reason for Designation
			in the borough which plays an important role in local environmental education.
Thornhill Square	1.57 E	SLI	One of the largest squares in Islington built in the 1850s with densely planted shrubberies and mature trees forming closed canopies in places.
Hampstead Heath	1.62 NW	SMI	One of the capitals few bog's and wide expanse of grassland and ancient woodland.
Junction Road Railway Cutting	1.69 N	SBG(1)	A well vegetated section of the Crouch Hill line.
Winton Primary School Garden	1.75 SE	SLI	A small school nature area used for environmental education.
Barnsbury Square	1.82 E	SLI	Attractive square with a high density of trees on an ancient site of a Roman military camp.
Freightliners Farm	1.86 NE	SBG(2)	Last remaining example of actively grazed pasture in Islington.
Foxham Gardens	1.87 N	SLI	Small landscaped park with a number of native trees and shrubs with densely planted borders important for common birds and insects.
Belsize Wood Local Nature Reserve	1.91 NW	SBG(2)	A small woodland reserve with a broad diversity of insect species.
Dartmouth Park Hill and Reservoir	1.94 N	SBG(1)	A covered reservoir and adjacent park which support a v variety of grassland wildflowers.
St Mary Magdalene Garden	2.08 E	SLI	An attractive secluded park surrounding St Mary Magdalene Church.

3.1.3 Protected and Otherwise Notable Species Records

No records of protected or otherwise notable species were found to occur within the site boundary. A table of protected and/or otherwise notable species recorded within 2km of the site boundary, as obtained from GIGL, is provided in Appendix 1.

Four bat species have been recorded within 0.9km of the site including Daubenton's (*Myotis daubentonii*), pipistrelle sp. (*Pipistrellus* sp.), common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*).

Records of hedgehog (*Erinaceus europaeus*) have been recorded within 0.3km of the site.

House sparrow (*Passer domesticus*) and starling (*Sturnus vulgaris*), both LBAP priority bird species have been recorded within 0.3km of the site.

Record for common toad (*Bufo bufo*) and common frog (*Rana temporaria*) occur within approximately 0.2km of the site.

Stag beetle (*Lucansus cervus*) a NERC Act Species of Principal Importance (S41) and LBAP priority species has been recorded within 0.6km of the site.

3.2 Extended Phase 1 habitat survey

The Phase 1 habitat map is provided in Figure 2. The supporting target notes are listed in Appendix 2.

3.2.1 Habitats

The site consists of a multi-storeyed brick building with associated areas of hard standing containing ephemeral vegetation, an ornamental raised bed and scattered trees.

Buildings

The majority of the site consists of a brick built building (Plates 1 – 4). The building is multi-storeyed consisting of between one and four storeys. All of the roof tops are flat and consist of felt and bitumen roof tiles. The lower roof sections of the building contain a series of sky-lights. Two brick built service buildings are also located on the lower roofs. The service building on the lower roof to the north has a pitched metal roof and the service building to the south has a flat bitumen roof. A brick built chimney stack is located on the roof top to the north.

The walls of the building mostly consist of brick, however there is a decorative marble façade along the entrance of the building to the southwest and a series of large felt and concrete tiles along the face of the building that stretches along Camden Road to the southeast.

Plate 1. Exterior of the building to the north along Rochester Place.

Plate 2. Marble façade on exterior of building to southwest.

Plate 3. Roof top with skylights and service building to north.

Plate 4. Roof of building to east, with four storey building section beyond.

Ephemeral vegetation

The areas of ephemeral vegetation are located along a large area of hard-standing to the southwest of the building and on a ramped entranceway that lies along Camden Road to the southeast.

Species present within the hard-standing to the southwest (Plate 5) includes, occasional Canadian fleabane (*Conyza canadensis*), smooth sow-thistle (*Sonchus oleraceus*), dandelion (*Taraxacum* agg.), Michaelmas daisy (*Aster novi-belgii* agg.), buddleia (*Buddleja davidii*), prickly lettuce (*Lactuca serriola*), colt's-foot (*Tussilago farfara*), broad-leaved willowherb (*Epilobium montanum*) and greater plantain (*Plantago major*).

Plate 5. Ephemeral vegetation within hard-standing to southwest.

The ramped entranceway that leads up to the building from Camden Road to the southeast (Plate 6) contains occasional buddleia, daisy (*Bellis perennis*), creeping thistle (*Cirsium arvense*), dandelion, perennial sow-thistle (*Sonchus arvensis*), annual meadow-grass (*Poa annua*) and Canadian fleabane.

Plate 6. Ephemeral vegetation on ramp leading from Camden road to the entrance to the building.

Occasional individual stands of buddleia are located on the northern and eastern corner of the building and on a brick built chimney (Plate 7 and Plate 8) located on the roof of the building to the north.

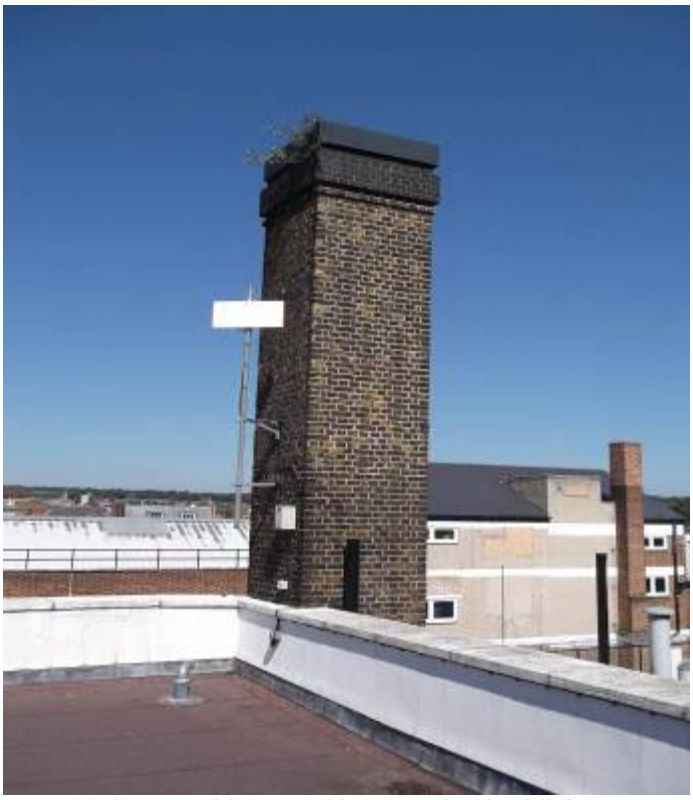

Plate 7. Chimney with a stand of buddleia.

Plate 8. Stands of buddleia located on western corner of building.

Scattered trees

A single semi-mature London Plane (*Platanus* x *hispanica*) is located within the area of hard-standing to the southwest (Plate 9.)

Plate 9. A single semi-mature London plane located within hard-standing to southwest of the building.

Directly outside the ramped entranceway to the southeast along Camden Road are a row of six immature trees (Plate 10) consisting of two London planes, two small-leaved limes (*Tilia cordata*) and two broad-leaved limes (*Tilia platyphyllos*).

Plate 10. Row of immature trees along Camden Road to south-east.

Ornamental bed

A raised planted bed is located within the area of hard-standing to the southwest (Plate 11) and is dominated by non-native ornamental species including cotoneaster (*Cotoneaster* sp) and pyracantha (*Pyracantha* sp) with occasional native species including sycamore (*Acer pseudoplatanus*) and ash (*Fraxinus excelsior*) growing through.

Plate 11. Ornamental bed to southwest of building.

3.2.2 Protected and/or notable species

Bats - trees

The semi-mature and immature trees present and adjacent to the site contain no features deemed as suitable to support roosting bats.

Bats – buildings

Several features occur on the buildings that may support the potential for bat roosting. Table 3 below details the exterior features with potential to support roosting bats. Photographs of features are contained within Appendix 3.

Table 3. Exterior features with potential to support roosting bats.

Location	Feature Number	Feature	Assessment of Potential to Support Bats
Porchway leading onto Camden Road	1 (Plate 12)	Loose wooden batten on roof of porch – dry but very low down on building with no signs of bats	Low Potential
Along exterior face of building overlooking Camden Road	3 (Plate 14)	Cement tile cracked leaving large gap between cement tile and brick work – very low down on building	Low Potential
Along exterior face of building overlooking Camden Road	4 (Plate 15)	Rip in felt wall tile creating cavity between tile and brickwork – may be thermally unstable	Low Potential
Along exterior face of building overlooking Camden Road	5 (Plate 16)	Rip in felt wall tile creating cavity between tile and brickwork – may be thermally unstable	Low Potential
In small arched entranceway that leads onto Rochester Place	6 (Plate 17)	Crack in brickwork – quite low, no signs, covered in cobwebs	Low Potential
In small arched entranceway that leads from building onto Rochester Place	7 (Plate 18)	Crack in brickwork – quite low, no signs covered in cobwebs	Low Potential
Along exterior of building that overlooks St Pancras Way	10 (Plate 21)	Crack in cement work above window – large gap may be too exposed	Low Potential
Rear of 4 storey section of building that overlooks Camden Road	16 (Plate 27)	Hole in brickwork – possibly an old pipe outlet, no signs of bats	Low Potential

Breeding birds

The various ledges on the buildings offer potential roosting and nesting sites for common species of urban birds. Additionally the overgrown ornamental raised bed and the scattered trees on and adjacent to the site also have potential to support nesting birds.

4 DISCUSSION AND RECOMMENDATIONS

A discussion of the results from the extended Phase 1 habitat survey and desk study are provided below, alongside recommendations for ensuring that all legislation relating to protected species is adhered to.

A summary of relevant legislation is provided in Appendix 4.

4.1 Statutory Designations

The nearest statutory designated site is Camley Street Nature Park LNR located 1.1km to the south-east. There is no functional linkage between the site and any of the statutory designated sites within the wider areas. As such the proposed re-development works are anticipated to have no impact on statutory designated sites.

Two non-statutory designated sites occur within 0.2km of the site, namely Rochester Terrace Gardens SLI and London Canal's SMI. Due to the proposed works occurring within close proximity to these two non-statutory designated sites and to ensure that there is no permanent impacts standard best practice construction methods should be followed to avoid potential dust deposition on these nearby habitats.

4.2 Habitats

The site comprises primarily buildings and associated areas of hard-standing containing scattered semi-mature trees, an ornamental raised bed and ephemeral vegetation. The overall ecological value of the habitats present on the site is low with the areas of ephemeral vegetation supporting common and widespread plant species. The scattered trees and the buildings do however have potential to support common nesting bird species during the spring and summer.

No invasive species such as Japanese knotweed (*Fallopia japonica*) or giant hogweed (*Heracleum mantegazzianum*) were recorded during the survey.

Where the proposed works occur adjacent to retained trees, prior to works commencing the Root Protection Zone (RTZ) of these trees should be established. See Tree Survey report for recommendations on works within this zone.

Where a tree is to be removed during building works, it is recommended that if possible, at least two appropriate native trees are planted to replace each tree that is to be removed.

Making reference to the Postcode Plant Database[4] recommended species include ash (*Fraxinus excelsior*), beech (*Fagus sylvatica*), field maple (*Acer campestre*), hornbeam (*Carpinus betulus*), pedunculate oak (*Quercus robur*) and silver birch (*Betula pendula*).

4.3 Protected and/or Notable Species

4.3.1 Bats

Bats are protected under the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act (1981 as amended). For full details see Appendix 4.

[4] http://www.nhm.ac.uk/fff-pcp/glob.pl?report=pcfllist&group=&sort=&inpostcode=NW1

The building on site was assessed for its potential to support bats. The features on the building were assessed to either have negligible or low potential to support bats with no visible signs of bats detected from the ground.

The building should be dismantled with care and in the unlikely event that bats are found during the works associated with the redevelopment, then all works should stop and an ecologist contacted to provide advice on how to proceed.

At present it is assumed that one semi-mature tree is required to be removed as a result of the redevelopment. None of the trees present on or adjacent to the site contained cavities deemed as suitable to be used as a roost by bats.

4.3.2 Birds

All trees present on or adjacent to the site have potential to support nesting birds. It is assumed that one semi-mature tree is scheduled for removal as a result of the proposed redevelopment.

For this single tree and if the extent of works expands to include any vegetation clearance, it is recommended that such removal is scheduled for outside of the breeding bird season (i.e. during the period September to February) to prevent disturbance upon potential breeding birds. If the removal of vegetation is not possible during this period then ecological best practice guidance should be followed (Appendix 4).

The buildings on site also have potential to support nesting birds in spring and summer. All proposed works associated with the building should adopt a similar approach to that detailed above.

4.3.3 Biodiversity Recommendations

As part of the scheme design, 500sqm of brown roof within the proposed development has been included. The inclusion of a brown roof within an urban context has great value as a biodiversity enhancement for the site and also the local area. Once established and if managed well, this will provide good quality habitat for invertebrates and birds from the locality and also passing through.

To complement the new habitat, a combination of bird nesting and invertebrate boxes will be included in the scheme and positioned around the new roof and building top-edge. The provision of this new brown roof and associated wildlife boxes will provide a net gain for biodiversity in the local area, in line with that required under the NPPF.

5 REFERENCES

Greenspace Information for Greater London (GIGL) (2013). An Ecological Data Search for Camden Road. On behalf of URS. Report Reference 13/484.

Joint Nature Conservation Committee (JNCC), 2010. *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit.* Joint Nature Conservation Committee.

Multi-Agency Geographic Information for the Countryside (2013) www.magic.gov.uk

Natural England (2013) www.natureonthemap.org.uk

Stace, C. (2010) *New Flora of the British Isles*. Cambridge University Press, Cambridge.

FIGURE 1: STATUTORY DESIGNATED NATURE CONSERVATION SITES

LEGEND

- 79 Camden Road
- 2km Buffer of 79 Camden Road
- Local Nature Reserve (LNR)

Revision Details	By / Check	Check Date	Suffix

Purpose of Issue: DRAFT

Client: BARRETT HOMES

Project Title: 79 CAMDEN ROAD

Drawing Title: STATUTORY DESIGNATED SITES

Drawn	Checked	Approved	Date
TG	GL	GL	11/09/2013

URS Internal Project No.: 47067825

Scale @ A3: 1:15,000

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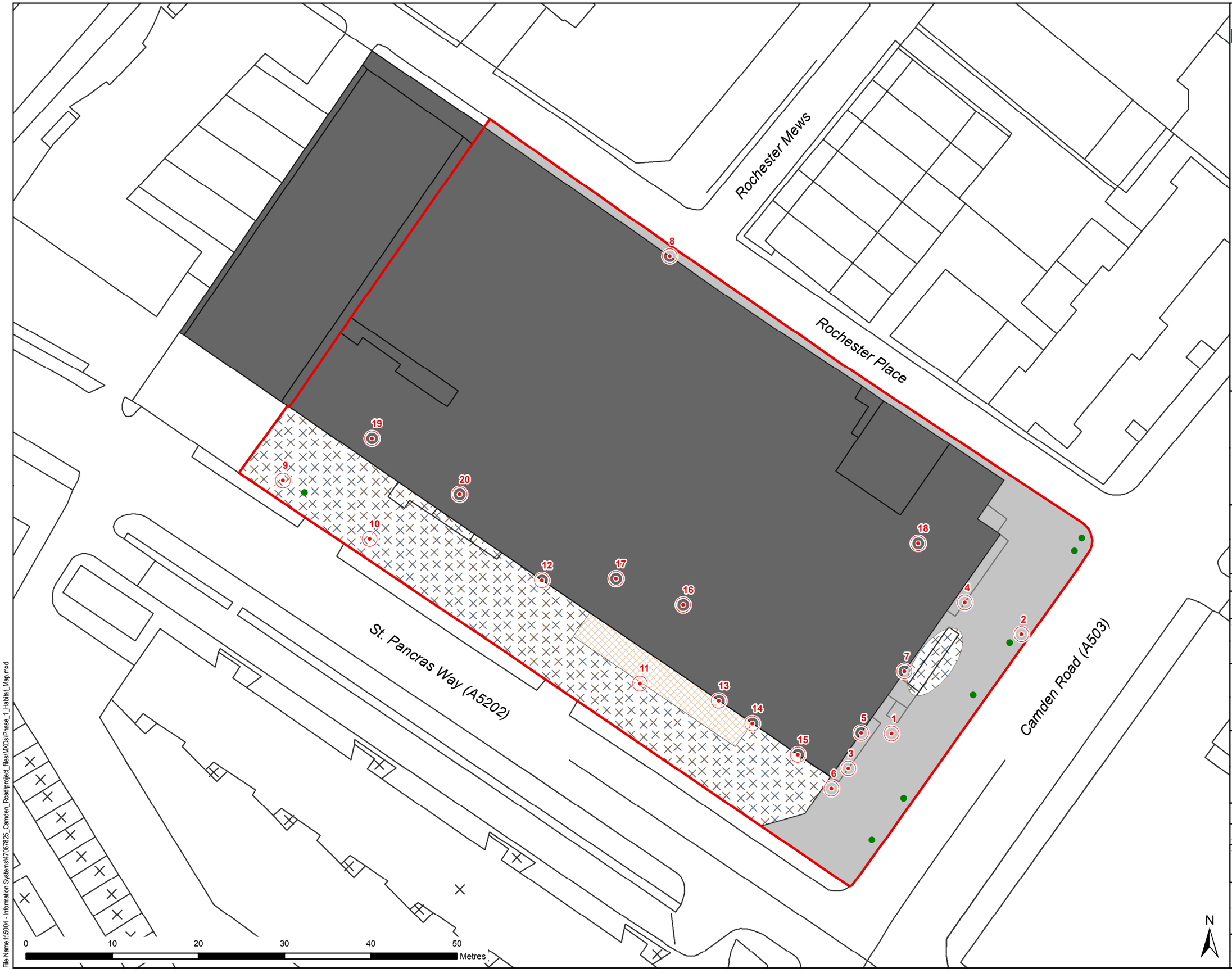
Drawing Number: Figure 1

Rev:

File Name:I:\5004 - Information Systems\47067825_Camden_Road\project_files\MXDs\Statutory_Designated_Sites.mxd

FIGURE 2: PHASE 1 HABITAT MAP



LEGEND

- Study Area
- Target note
- Broadleaved Parkland/scattered trees
- Buildings
- Ephemeral/short perennial
- Introduced shrub
- Hardstanding

Revision Details	By / Check	Check Date	Suffix

Purpose of Issue: DRAFT

Client: BARRETT HOMES

Project Title: 79 CAMDEN ROAD

Drawing Title: PHASE 1 HABITAT MAP

Drawn	Checked	Approved	Date
TG	GL	GL	11/09/2013

URS Internal Project No.	Scale @ A3
47067825	1:400

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Drawing Number: **Figure 2**

Rev:

File Name:I:\5004 - Information Systems\47067825_Camden_Road\project_files\MXDs\Phase_1_Habitat_Map.mxd

APPENDIX 1: PROTECTED AND/OR NOTABLE SPECIES FROM GIGL

Common name	Taxon name	Protected status	Dist. (km)	Bearing	First year	Latest year	No of records
Plants							
Divided sedge	*Carex divisa*	LBAP NERC 41	1.2	SE	2008	2008	1
Triangular club-rush	*Schoenoplectus triqueter*	NERC 41	1.2	SE	2003	2005	4
Creeping marshwort	*Apium repens*	LBAP NERC 41 HabReg s4	1.2	SE	2003	2004	2
Caraway	*Carum carvi*	NERC41	1.2	SE	1995	2004	2
Cornflower	*Centaurea cyanus*	NERC41	1	E	1995	2011	15
Chamomile	*Chamaemelum nobile*	LBAP NERC41	1.2	SE	1989	2008	7
Marsh sow-thistle	*Sonochus palustris*	LBAP	1.2	SE	2003	2008	4
Pennyroyal	*Mentha pulegium*	LBAP NERC41	1.2	SE	2003	2004	2
Corn buttercup	*Ranunculus arvensis*	NERC41	1.2	SE	2003	2004	2
Black poplar	*Populus nigra* subsp. *betulifolia*	LBAP	0.8	SE	2003	2006	6
Invertebrates							
Fairy shrimp	*Chirocephalus diaphanous*	WCA	1.6	W	2011	2011	1
Stag beetle	*Lucanus cervus*	LBAP NERC41 WCA	0.6	S	1998	2010	19
White-letter hairstreak	*Satyrium w-album*	LBAP NERC41 WCA	1.9	S	2007	2007	1
Small blue	*Cupido minimus*	LBAP NERC41 WCA	1.1	NE	2008	2011	4
White admiral	*Limenitis camilla*	NERC41	1.4	SW	1999	2008	3
Wall	*Lasiommata megera*	LBAP NERC41		E	1989	1989	5
Blood-vein	*Timandra comae*	LBAP NERC41	1.6	SW	2005	2005	1
Shaded broad-bar	*Scotopteryx chenopodiata*	LBAP NERC41	1.6	W	1998	1998	1
Latticed heath	*Chiasmia clathrata*	LBAP NERC41	1.6	SW	2005	2005	1
August thorn	*Ennomos quercinaria*	LBAP NERC41	1.6	SW	2005	2005	1
Dusky thorn	*Ennomos fuscantaria*	LBAP NERC41	1.9	SW	2005	2005	1
Brindled beauty	*Lycia hirtaria*	LBAP NERC41	1.6	SW	2005	2005	1
Narrow-bordered bee hawk-moth	*Hemaris tityus*	NERC41	1.6	W	2010	2010	1
White ermine	*Spilosoma lubricipeda*	LBAP NERC41	1.9	SW	2003	2005	2
Cinnabar	*Tyria jacobaeae*	LBAP NERC41	1.4	E	1989	2006	6
Small square-spot	*Diarsia rubi*	LBAP	1.6	SW	2003	2005	4

Common name	Taxon name	Protected status	Dist. (km)	Bearing	First year	Latest year	No of records
		NERC41					
Shoulder-striped wainscot	*Mythimna comma*	LBAP NERC41	1.6	SW	2003	2007	8
Beaded chestnut	*Agrochola lychnidis*	LBAP NERC41	1.6	SW	2005	2005	1
Centre-barred sallow	*Atethmia centrago*	LBAP NERC41	1.9	SW	2005	2005	3
Grey dagger	*Acronicta psi*	LBAP NERC41	1.6	W	1998	1998	1
Knot grass	*Acronicta rumicis*	LBAP NERC41	1.6	SW	2005	2007	4
Dusky brocade	*Apamea remissa*	LBAP NERC41	1.6	SW	2003	2005	3
Ear moth	*Amphipoea oculea*	LBAP NERC41	1.9	SW	2005	2005	1
Rosy rustic	*Hydraecia micacea*	LBAP NERC41	1.6	SW	2004	2005	3
Rustic	*Hoplodrina blanda*	LBAP NERC41	1.9	SW	2005	2007	2
Mottled rustic	*Caradrina Morpheus*	LBAP NERC41	1.6	SW	2003	2005	2
Light crimson underwing	*Catocala promissa*	NERC41	1.7	SW	2006	2006	1
Red-shanked carder-bee	*Bombus (Thoracobombus) ruderarius*	NERC41	1.2	SE	2008	2008	1
Herpetofauna							
Palmate newt	*Lissotriton helveticus*	WCA	1.2	SE	2008	2008	1
Smooth newt	*Lissotriton vulgaris*	WCA	1.2	SE	2008	2011	12
Common toad	*Bufo bufo*	LBAP NERC41 WCA	0.2	W	1999	2012	35
Common frog	*Rana temporaria*	WCA	0.2	W	1993	2010	40+
Grass snake	*Natrix natrix*	LBAP NERC41 WCA	1.9	N	2008	2008	1
Birds							
Yellow-legged gull	*Larus cachinnans*	LBAP	1.7	W	1998	1999	2
Greylag goose	*Anser anser*	WCA	1.7	W	1999	2004	3
Ruddy shelduck	*Tadorna ferruginea*	Birds Dir Anx 1	1.9	SW	1999	2007	7
Northern pintail	*Anas acuta*	WCA	1.9	SW	1999	2007	7
Little egret	*Egretta garzetta*	Birds Dir Anx 1	1.9	SW	2008	2008	2
Honey-buzzard	*Pernis apivorus*	Birds Dir Anx 1 WCA	1.9	SW	2007	2008	3
Marsh harrier	*Circus aeruginosus*	Birds Dir Anx 1 WCA	1.9	SW	2007	2007	2
Osprey	*Pandion haliaetus*	Birds Dir Anx 1 WCA	1.9	SW	2004	2008	3
Merlin	*Falco columbarius*	Birds Dir Anx 1 WCA	1.9	SW	2004	2008	4
Stone curlew	*Burhinus oedicnemus*	NERC41 Birds Dir Anx 1 WCA	1.9	SW	2007	2007	2

Common name	Taxon name	Protected status	Dist. (km)	Bearing	First year	Latest year	No of records
Lapwing	*Vanellus vanellus*	LBAP NERC41	1.7	N	1999	2010	7
Turtle dove	*Streptopelia turtur*	LBAP NERC41	1.7	W	1998	2008	2
Cuckoo	*Cuculus canorus*	LBAP NERC41	1.9	SW	2007	2008	5
Short-eared owl	*Asio flammeus*	Birds Dir Anx 1	1.9	SW	2007	2007	2
Kingfisher	*Alcedo atthis*	Birds Dir Anx 1 WCA	0.9	SE	2007	2008	40+
Lesser spotted woodpecker	*Dendrocopos minor*	LBAP	1.2	SE	2008	2008	2
Skylark	*Alauda arvensis*	LBAP	1.7	W	1998	2008	31
Sand martin	*Riparia riparia*	LBAP	1.2	SE	1999	2008	26
Tree pipit	*Anthus trivialis*	LBAP NERC41	1.7	W	1998	2008	17
Yellow wagtail	*Motacilla flava*	LBAP	1.2	SE	1998	2008	32
Dunnock	*Prunella modularis*	LBAP	1	E	1989	2010	40+
Black redstart	*Phoenicurus ochruros*	LBAP WCA	1.2	SE	1999	2008	3
Ring ouzel	*Turdus torquatus*	NERC41	1.7	W	1999	2008	12
Fieldfare	*Turdus pilaris*	WCA	1.3	W	1976	2010	40+
Song thrush	*Turdus philimelos*	LBAP	0.9	SE	1989	2011	40+
Redwing	*Turdus iliacus*	WCA	1.4	N	1994	2010	40+
Wood warbler	*Phylloscopus sibilatrix*	LBAP NERC41	1.9	SW	2004	2008	3
Firecrest	*Regulus ignicapilla*	WCA	1.2	SE	2004	2008	8
Spotted flycatcher	*Muscicapa striata*	LBAP NERC41	1.1	SE	1987	2008	25
Starling	*Sturnus vulgaris*	LBAP	0.3	S	1976	2011	40+
House sparrow	*Passer domesticus*	LBAP NERC41	0.3	S	1976	2011	40+
Brambling	*Fringilla montifringilla*	WCA	1.2	SE	1998	2008	29
Linnet	*Carduelis cannabina*	LBAP NERC41	1	E	1989	2008	35
Lesser redpoll	*Carduelis cabaret*	NERC41	1.9	SW	2004	2008	14
Redpoll	*Carduelis flammea*	LBAP	1.0	NE	1989	2010	14
Crossbill	*Loxia curvirostra*	WCA	1.9	SW	2004	2008	7
Snow bunting	*Plectrophenax nivalis*	WCA	1.9	SW	2004	2004	1
Yellowhammer	*Emberiza citronella*	LBAP NERC41	1.9	SW	2004	2008	2
Reed bunting	*Emberiza schoeniclus*	LBAP NERC41	0.9	SE	1998	2010	40+
Mammals							
Serotine	*Eptesicus serontinus*	LBAP HabReg s2 WCA	1.4	SW	2004	2009	2
Hedgehog	*Erinaceus europaeus*	LBAP NERC41	0.2	E	1999	2012	40+
Daubenton's bat	*Myotis daubentonii*	LBAP HabReg s2 WCA	0.8	SE	2005	2010	11
Natterer's bat	*Myotis nettereri*	LBAP	1.9	SW	2007	2007	1

Common name	Taxon name	Protected status	Dist. (km)	Bearing	First year	Latest year	No of records
		HabReg s2 WCA					
Nyctalus bat species	*Nyctalus* sp	LBAP HabReg s2 WCA	1.5	SW	1998	2010	8
Lesser noctule	*Nyctalus leisleri*	LBAP HabReg s2 WCA	1.7	NW	2002	2008	3
Noctule bat	*Nyctalus noctula*	LBAP HabReg s2 WCA	1.2	SW	1996	2008	18
Pipistrelle bat species	*Pipistrellus* sp	LBAP HabReg s2 WCA	0.6	W	1986	2008	26
Kuhl's pipistrelle	*Pipistrellus kuhlii*	LBAP HabReg s2 WCA	1.3	SE	2006	2006	1
Pipistrelle	*Pipistrellus pipistrellus*	LBAP HabReg s2 WCA	0.4	S	1993	2012	40+
Soprano pipistrelle	*Pipistrellus pygmaeus*	LBAP HabReg s2 WCA	0.9	SW	1998	2010	40+

Key to Legal Status and Conservation Aims
Hab Regs – Conservation of Habitats and Species Regulations 2010
W&CA – Wildlife and Countryside Act 1981 (as amended)
NERC 41 – National Environment and Rural Communities Act 2006
LBAP – London Biodiversity Action Plan Priority Species
BirdsDir – EC Birds Directive 1979.

APPENDIX 2: TARGET NOTES

1. Ramp leading up to entrance from Camden Road which is becoming colonized by ephemeral vegetation consisting of occasional butterfly bush (*Buddleja davidii*), daisy (*Bellis perennis*), creeping thistle (*Cirsium arvense*), dandelion (*Taraxacum* agg.), perennial sow-thistle (*Sonchus arvensis*), smooth hawk's-beard (*Crepis capillaris*), annual meadow-grass (*Poa annua*) and Canadian fleabane (*Conyza Canadensis*).

2. Six trees directly outside the site on the Camden Road. The trees consist of two immature London plane (*Platanus* x *hispanica*), two immature small-leaved lime (*Tilia cordata*) and two immature broad-leaved lime (*Tilia platyphyllos*). None of the trees contain features deemed as suitable to be used as a roost for bats.

3. Flaking paintwork beneath eave of roof on Camden Road side of building.

4. A section of concrete tiling has split on the face of the building on the Camden Road side creating a large cavity between the tiling and the brickwork. No signs of bat observed and may be too low to act as a roost for bats.

5. A rip in a felt roof tile on the Camden Road side of the building.

6. A rip in a felt roof tile on the Camden Road side of the building.

7.A wooden batten has come away from the porch of the Camden Road entrance to the building creating a cavity.

8.A small arched entranceway leading from the building onto Rochester Place. There are gaps in the brickwork between the arch and the wall. No signs of bats observed and the cavities are covered in cobwebs.

9. A semi-mature London plane within an area of hard-standing on the St Pancras Way side of the building. The tree contains no features deemed as suitable to be used as a roost by bats.

10. An area of hard-standing formerly used as a car park. Ephemeral species are beginning to colonise and includes occasional Canadian fleabane, michaelmas-daisy (*Aster novi-belgii*) smooth sow-thistle (*Sonchus oleraceus*), dandelion, butterfly bush, prickly lettuce (*Lactuca serriola*), colt's-foot (*Tussilago farfara*), broad-leaved willowherb (*Epilobium montanum*) and greater plantain (*Plantago major*).

11. A raised bed consisting of ornamental species including cotoneaster (*Cotoneaster* sp.) and pyracantha (*Pyracantha* sp) with occasional sycamore (*Acer pseudoplatanus*) and ash (*Fraxinus excelsior*).

12. A crack in the cement work above a window on the St Pancras Way side of the building.

13. A crack in the cement work creating a large cavity above a window on the St Pancras Way side of the building.

14. A crack in the cement work above a window on the St Pancras Way side of the building.

15. Flaking paint beneath porch that leads into the basement of the building.

16. Flaking paint near roof of four storey section of building.

17. A crack in cement work near roof of building. The feature overlooks a lower section of flat roof.

18. A hole in the brickwork on the four storey section of the building.

19. A cavity in the cement work near the roof of the building.

20. Superficial cracks in brickwork overlooking roof terrace.

APPENDIX 3: PHOTOGRAPHS OF EXTERIOR FEATURES

Feature 1

Plate 12. Loose wooden batten beneath porch that leads into entrance of building on Camden Road.

Feature 2

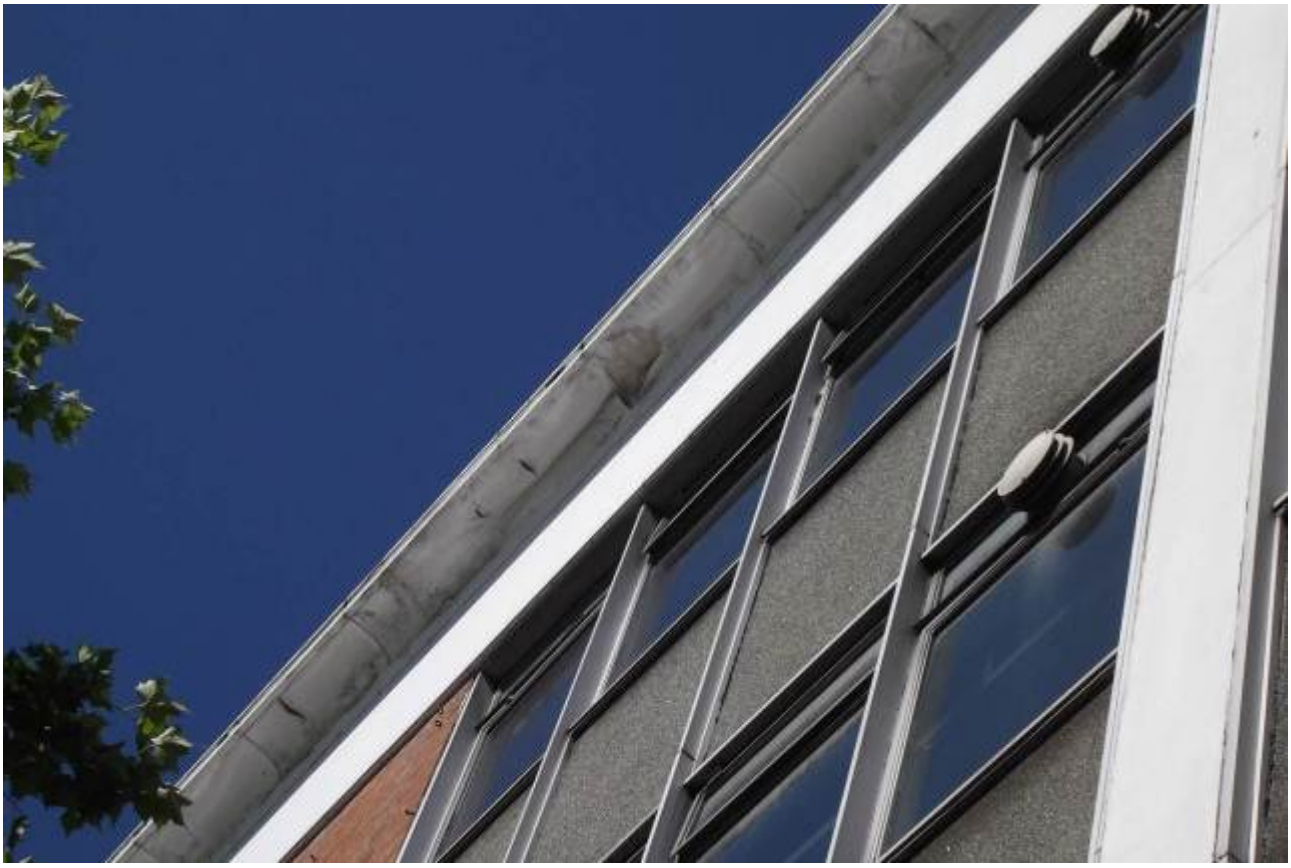

Plate 13. Flaking paint beneath eave of roof on Camden Road side of the building.

Feature 3

Plate 14. Broken concrete tile on Camden Road side of building.

Feature 4

Plate 15. Rip in felt wall tile.

Feature 5

Plate 16. Rip in felt wall tile.

Feature 6

Plate 17. Crack in brickwork above arched porch leading onto Rochester Place.

Feature 7

Plate 18. Gap above brickwork in arched entranceway leading onto Rochester Place.

Feature 8

Plate 19. Crack in cement work near top of building located on Pancras' Way side of building.

Feature 9

Plate 20. Crack in cement work above window.

Feature 10

Plate 21. Crack in brickwork above window with large gap.

Feature 11

Plate 22. Crack in cement work above window.

Feature 12

Plate 23. Flaking paint beneath roof of porch leading into basement.

Feature 13

Plate 24. Flaking cement work near roof of building.

Feature 14

Plate 25. Two cracks in cement work near roof of building.

Feature 15

Plate 26. Hole in cement work near roof top.

Feature 16

Plate 27. Hole in wall to rear of four storey section of building that overlooks Camden Road.

APPENDIX 4: ECOLOGICAL LEGISLATION AND BEST PRACTICE

Bats

All species of bats and their roosts (whether bats are present or not) are protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and under the Wildlife and Countryside Act 1981 (as amended). Taken together, this legislation makes it an offence to deliberately or recklessly damage, destroy or obstruct access to a bat roost or to deliberately kill, damage, take or disturb bats.

In the unlikely event that bats or signs of bats are found during construction, works must cease immediately. Appropriate procedures to obtain a Natural England license for the works should then be followed if required.

Birds

Birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended). It is recommended that any clearance of trees as part of any redevelopment is undertaken outside of the period that bird species are likely to be breeding. Although there is no legally defined breeding season, it is widely accepted that removal of suitable habitat should be avoided between 1st March and 31st August inclusive.

If the site is to be cleared between March and August inclusive, an ecologist will be required to confirm the absence of active bird nests immediately prior to works commencing.

If a nest is discovered, clearance or other construction works should be stopped immediately within an exclusion zone, generally within 10 metres of the nest. The exclusion zone will be fenced with high visibility tape. The nest will be subsequently be monitored, typically on a weekly basis, by a suitably qualified person. Once it is confirmed that all fledglings have flown and that no other nests are in use within the exclusion zone, the vegetation can be cleared.