

# 102

# Camley Street, London N1C 4PF

## Ecological Assessment

June 2014



REGENT RENEWAL LTD

**aspect** ecology

THE SHAW CORPORATION /  
REGENT RENEWAL LTD

102 CAMLEY STREET,  
KINGS CROSS, LONDON,  
N1C 4PF

## Ecological Assessment

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## **PLANS**

PLAN 3542/ECO1	Site Location
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## **APPENDICES**

APPENDIX 1	Information obtained from Multi-Agency Geographic Information for the Countryside (MAGIC)
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## **1. INTRODUCTION**

### **1.1. Background & Proposals**

- 1.1.1. Aspect Ecology has been commissioned by The Shaw Corporation on behalf of the property owners, Regent Renewal Ltd to undertake ecological survey and assessment work in respect of the site, located at 102 Camley Street, Kings Cross in the London Borough of Camden (see Plan 3542/ECO1).
- 1.1.2. The site is proposed for redevelopment to provide new mixed use development incorporating residential provision and business space for small medium start up enterprises.

### **1.2. Site Characteristics**

- 1.2.1. The site is located within an existing heavily developed area of central London, approximately 400 metres north of St. Pancras Railway Station. The site is bounded to the west by Camley Street and to the north by the adjacent existing commercial/industrial property on Camley Street. The southern site boundary is formed by a considerable brick retaining wall, approximately 2-3m in height, beneath which is Regent's Canal, with associated hardstanding towpath and trampled verge. The eastern site boundary lies adjacent to the mainline railway line and associated infrastructure.
- 1.2.2. The site itself is occupied by an existing active food distribution warehouse and accordingly is dominated by existing hardstanding and buildings, with vegetation present in the form of amenity garden areas and planting in the south and a small number of conifers and self-set young trees along the eastern boundary.

### **1.3. Ecological Assessment**

- 1.3.1. This document assesses the ecological interest of the site as a whole. The importance of the habitats and species present is evaluated. Where necessary, mitigation measures are recommended so as to safeguard any significant existing ecological interest within the site and where appropriate, opportunities for ecological enhancement are proposed with reference to national and local Biodiversity Action Plans (BAPs).

## **2. SURVEY METHODOLOGY**

- 2.1. The methodology utilised for the survey work can be split into 3 main areas; namely desktop study, habitat survey and faunal survey. These are discussed in more detail below.

### **2.2. Desktop Study**

- 2.2.1. In order to compile background information on the site and its immediate surroundings, information on statutory nature conservation designations was reviewed on from the online Multi-Agency Geographic Information for the Countryside (MAGIC) database, which incorporates information from Natural England. The information obtained from MAGIC is reproduced at Appendix 1 and, where appropriate referred to in the text and at Plan 3542/ECO2.
- 2.2.2. In addition, the adopted London Borough of Camden online proposals map and online information available from Greenspace Information for Greater London (GiGL) were reviewed in order to provide information on the locations and nature of non-statutory nature conservation designations.
- 2.2.3. The National Biodiversity Network (NBN) database was also reviewed for up to date relevant records where appropriate in respect of the site and adjacent areas in order to inform and direct the survey work and fully inform the ecological assessment. Where records are held, these are available via the NBN, but cannot be specifically referenced without further permission from the information provider and accordingly, are not specifically referred to within the text. Given the relatively small size, heavily developed urban/metropolitan setting and in particular the nature of the habitats present, which are clearly unlikely to support any use by protected faunal species, a full search of protected species records from the local records centre (GIGL) was not considered warranted in this case.
- 2.2.4. The Woodlands Trust database was searched for any records of veteran trees within or adjacent to the site, while the Pond Conservation database was also searched for any records of priority ponds or important areas for ponds in the vicinity of the site. In addition, The inventory and survey for Open Mosaic Habitats on Previously Developed Land resource was reviewed for relevant areas within the vicinity of the site.

### **2.3. Habitat Survey**

- 2.3.1. The site was surveyed in April 2014 in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and features present.
- 2.3.2. The site was surveyed based on the Phase 1 Habitat Survey methodology<sup>1</sup>, as recommended by Natural England, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail through Phase 2 surveys. This method was extended, in line with the Guidelines for Preliminary Ecological Appraisal

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<sup>1</sup> Joint Nature Conservation Committee (2010) "Handbook for Phase 1 habitat survey: A technique for environmental audit."

(GPEA)<sup>2</sup>, to include recording details of notable or protected species present, or habitats that may have the potential to support notable or protected species.

- 2.3.3. Using the above method, the site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified.

## 2.4. Faunal Surveys

- 2.4.1. General faunal activity, such as mammals or birds observed visually or by call during the course of the surveys was recorded. Specific attention was also paid to the potential presence of any protected, rare or notable species, and specific appraisal and inspection survey work was undertaken in regard to bats.

### Bats<sup>3</sup>

- 2.4.2. **Buildings.** External and internal inspections of the buildings present within the site were undertaken in order to search for signs of any use by bats where access was available.

- 2.4.3. Evidence for the presence of bats was searched for, with particular attention paid to any loft voids and gaps between rafters and beams. Specific searches were made for bat droppings that can indicate present or past use and the extent of use, whilst other signs that can indicate the possible presence of bats were also searched for, e.g. presence of stained areas or feeding remains.

- 2.4.4. **Trees.** The trees present within the site were appraised for their likely potential to support roosting bats. Visual searches were undertaken, with the use of binoculars where necessary. For a tree to be classed as having some potential for roosting bats it would normally support one or more of the following characteristics:

- obvious holes, e.g. rot holes and old woodpecker holes;
- dark staining on the tree below a hole;
- tiny scratch marks around a hole from bats' claws;
- cavities, splits and/or loose bark from broken or fallen branches, lightning strikes etc.; and
- very dense covering of mature ivy over trunk.

- 2.4.5. Visual assessment of the trees within the site followed that set out within the Bat Conservation Trust (BCT) "*Bat Survey – Good Practice Guidelines 2<sup>nd</sup> Edition*" 2012, whereby individual trees are assigned to one of the following categories according to their apparent potential to support roosting bats;

- *Known or Confirmed Roost.*
- *Category 1\** – trees with multiple highly suitable features capable of supporting larger roosts

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<sup>2</sup> Institute for Ecology and Environmental Management (IEEM) (2012) "Guidelines for Preliminary Ecological Appraisal"

<sup>3</sup> Surveys based on: Hundt, L. (2012) Bat Surveys: Good Practice Guidelines, 2<sup>nd</sup> Edition, Bat Conservation Trust

- *Category 1* – trees that have definite bat potential, supporting fewer suitable features than category 1\* trees or with potential for use by single bats
- *Category 2* – trees with no obvious potential, although the tree is of a size and age that elevated surveys may result in cracks or crevices being found; or the tree supports some features which may have limited potential to support bats
- *Category 3* – trees with no potential to support bats

## 2.5. **Survey Constraints**

- 2.5.1. All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent at different seasons. Survey work was undertaken outside of the optimal seasonal period for botanical work, however the existing nature of the site and surroundings is such that it is considered that a robust assessment of the intrinsic ecological interest of the site could be made.
- 2.5.2. Further specific consideration of constraints in respect of individual species or issues is set out below, within the body of the text as appropriate.



### 3. ECOLOGICAL DESIGNATIONS

- 3.1. Statutory and non-statutory ecological designations identified within the vicinity of the site are shown at Plan 3542/ECO2 and summarised at Table 3.1., below.

#### 3.2. Statutory Designations

- 3.2.1. No identified statutory nature conservation designations are located within or immediately adjacent to the site itself. The nearest such designation to the site is Camley Street Natural Park Local Nature Reserve (LNR), which is located approximately 200 metres south east of the site, beyond the mainline and CTRL railway and Regent's Canal. Camley Street Natural Park LNR is designated as an important educational resource, whilst also supporting a number of habitats and species that are notable within Greater London.

- 3.2.2. All other identified statutory nature conservation designations are well separated from the site, including within heavily developed metropolitan areas within central London.

- 3.2.3. **Evaluation.** The site does not contain, nor is it adjacent to any statutory nature conservation designation, whilst further it is set within an existing heavily developed area within central London. Camley Street Natural Park LNR is located approximately 200m from the site, whilst the LNR is set up to accept visitors, with a managed visitors centre and pathways such that any additional recreational visits could be well accommodated. Regent's Canal provides a potential habitat link between the site and the LNR, albeit similarly it represents a considerable barrier, for instance to visits by LNR by new residents at the site. Further, the nature of the canal and surroundings is such that little vegetation is present along the canal corridor in the location of the site, whilst the considerable mainline and CTRL railway bridges over the canal are present between the two, further limiting connectivity, such that no continuous vegetated corridor is present. Further, given the existing developed and active nature of the site, in the long term the proposals would be extremely unlikely to result in any adverse effect on the LNR. All other statutory nature conservation designations are well-removed from the site boundaries. Accordingly, the proposals are extremely unlikely to result in any adverse effect on any such designations.

#### 3.3. Non-statutory Designations

- 3.3.1. The nearest Site of Importance for Nature Conservation (non-statutory ecological designation) identified to the site London's Canals Site of Metropolitan Importance for Nature Conservation (SMINC), part of which is located adjacent to the southern site boundary. London's Canals SMINC comprises the whole of the Grand Union Canal system within Greater London and is designated for supporting a wide range of locally notable aquatic flora and fauna. The section of canal situated adjacent to the site is somewhat isolated by the mainline railway bridge to the east and the Camley Street road bridge to the west, which provide considerable shading to the canal. Further, the site is set at a considerably higher level than the canal, above a vertical brick retaining wall measuring 2-3m in height with a further metal palisade fence above. The canal towpath lies adjacent to the site boundary, comprising a hardstanding path, long with a flat grassed verge which was noted to be heavily trampled including considerable bare

areas and short grass sward. The canal bank itself is vertical and metalled such that negligible vegetation is present, albeit beyond the canal to the southern embankment, a small area of scrub and Ivy *Hedera helix* was noted between the two bridges. Elsewhere along the nearby sections of canal, particularly including extensions of the northern bank these are dominated by man-made structures and hardstanding such that any taller vegetation is occasional and somewhat isolated. Due to the heavily modified nature of the canal, aquatic species within the water are similarly limited in the vicinity of the site, albeit occasional vegetation is present in sheltered areas and particularly associated with Camley Street Natural Park, located beyond the mainline railway bridge and on the opposite (southern) bank of the canal.

- 3.3.2. The next nearest such designation to the site is Camley Street Natural Park (SMINC), which is considered above in relation to the LNR designation which has the same boundary.
- 3.3.3. **Evaluation:** The site boundary itself lies outside of the SMINC and accordingly, the proposals would not be anticipated to result in any direct effects on the canal. Nonetheless, it is understood that as part of the proposals, in order to address security issues and benefit the existing well-used connection from Kings Cross/St Pancras stations along the canal towpath, following requests from the London Borough of Camden and with local resident support, new lighting is proposed to the towpath beneath Camley Street and the mainline railway line bridges. Given the existing lack of vegetation, canalised bank and considerable retaining wall along the northern canal embankment in this location, along with the central London location and surroundings which are well-lit, any wildlife currently using the canal corridor would likely be habituated to lighting levels. Nonetheless, where possible in order to maintain dark corridors along the canal for use by nocturnal/crepuscular wildlife, whilst facilitating the improved safety/connectivity of the towpath it is recommended that any such lighting be directed towards the existing towpath corridor and developed areas to the north and designed to contain light spill over the canal itself (see section 6. below).
- 3.3.4. Further, the proposals are understood to include the removal of the existing retaining wall present along the site boundary in order to create stepped and ramped linkages between Camley Street and the canal towpath and accordingly, the potential exists for run-off to enter the water channel during construction work, whilst the proposals, we are advised, include for new planting to benefit the canal corridor, softening the boundary and providing additional vegetation and cover associated with the canal corridor for the benefit of wildlife (see below). Accordingly, suitable mitigation measures and safeguards are recommended at section 6., below, in respect of the canal.
- 3.3.5. All other identified non-statutory nature conservation designations are removed and separated from the site such that the proposals are unlikely to result in any significant adverse effects on any such designations.
- 3.3.6. **Ancient Woodland.** There are no areas of ancient woodland situated within or immediately adjacent to the site, whilst all identified areas of ancient woodland (both semi-natural and replanted) are very well removed and separated from the site, including by extensive urban development.

- 3.3.7. **Evaluation:** All identified areas of ancient woodland are well removed and separated from the site, including by existing heavily developed urban areas and barriers such that they are unlikely to be adversely affected by the proposals.

#### Other Designated Features

- 3.3.8. A search of the Woodlands Trust database, Pond Conservation database and The inventory and survey for Open Mosaic Habitats on Previously Developed Land returned no records of veteran trees or priority ponds / important areas for ponds or valuable brownfield habitats within the site or immediately surrounding areas and accordingly, no such identified features would be affected by the proposals.

**Table 3.1:** Statutory and non-statutory nature conservation designations identified within the vicinity of the site.

Designation Name	Designation	Approximate Distance and Direction from Site
<b><i>Statutory Designations</i></b>		
Camley Street Natural Park	LNR	200m SE
Barnsbury Wood	LNR	1.2km NE
<b><i>Non-statutory Designations</i></b>		
London's Canals	SMI	Adjacent to North
St Pancras Gardens	SBI 2	140m SW
Camley Street Natural Park	SMI	200m SE
Bingfield Gardens	SLI	600m E
Caledonian Park	SBI 1	1km NE
Thornhill Square	SLI	1km E
St James's Gardens	SLI	1km SW
Rochester Terrace Gardens	SLI	1km NW

## 4. HABITATS & ECOLOGICAL FEATURES

4.1. The following habitats/ecological features were identified within the site:

- Buildings, Other Structures and Hardstanding
- Amenity Garden Areas
- Conifers and Trees/Scattered Scrub

4.2. The locations of these habitat types and features are represented on Plan 3542/ECO2, with each habitat type described individually below.

### 4.3. Buildings, Other Structures and Hardstanding

4.3.1. The site is dominated by the existing food distribution warehouse building (B1), which was recorded to be in use at the time of survey. The building is of metal, portal frame construction with largely metal sheet cladding and large doors to the northern façade (see Photograph 1 at Plan 3542/ECO3). The southern part of the building contains 2-storey office sections built into the main structures. Colonising weeds at the base of the building, in particular within a small gravelled strip along the western boundary, include Dandelion, Ivy, Cock's-foot *Dactylis glomerata*, Butterfly-bush *Buddleja davidii*, Stinging Nettle *Urtica dioica*, Herb Bennet *Geum urbanum*, Cleavers *Galium aparine* and *Aster* sp.

4.3.2. In addition, associated with the south and east of the building are a number of other structures, comprising a number of inflatable food refrigeration units (see Photograph 2 at Plan 3542/ECO3) and associated brick substation/generator house, along with a small shed constructed of metal frame with flat felt covered roof and ramshackle facades of wooden fence-panels (B2) and similar materials and a small cycle shed of metal frame construction with a flat roof (B3).

4.3.3. The remainder of the site, with the exception of the extreme southern section, is comprised of hardstanding in the form of active yard areas of concrete and asphalt construction with vegetation limited to occasional common colonising weed species.

4.3.4. **Evaluation.** The site is dominated by buildings and hardstanding areas forming an active food distribution warehouse, supporting negligible vegetation limited to occasional colonising weeds at the building bases and margins, such that these habitats offer negligible ecological value and their loss to the proposals would be of no ecological importance.

### 4.4. Amenity Garden Areas

4.4.1. The southern part of the site comprises an area of amenity managed garden, associated with the office section of building B1 which overlooks it. The garden area includes a small area of close-mown amenity grassland, which was noted to be heavily trampled and used by office staff, with benches and chairs present. The grassland includes bare patches and common species such as Daisy *Bellis perennis*, Common Chickweed *Stellaria media*, Creeping Buttercup *Ranunculus repens* and Dandelion *Taraxacum* agg. Associated with the margins are small areas of amenity planting, including Daffodil *Narcissus* sp., Hollyhock *Alcea rosea* cultivars, Purple Toadflax *Linaria purpurea*, Ceanothus sp., Privet *Ligustrum ovalifolium*, Hyacinth *Hyacinthus* sp. and Ivy.

4.4.2. An area of recently cleared vegetation was noted at the southern boundary, situated on a steep slope above the boundary retaining wall (see Photograph 3 at Plan 3542/ECO3). The area of cleared vegetation appeared to have previously supported dense shrubs/young trees, such that a number of stumps were noted, along with brash and leaf litter, with occasional re-sprouting Sycamore *Acer pseudoplatanus*, noted. The former vegetation clearly provided dense shade, such that ground flora is limited to occasional Ivy, albeit ruderal species would likely begin to colonise shortly throughout the forthcoming growing season in the lack of further management or vegetation clearance. A small amount of Sycamore and dense Ivy was noted to remain at the eastern boundary and the rear of the cycle shed.

4.4.3. **Evaluation:** The amenity garden areas support limited vegetation, including non-native ornamental species subject to heavy disturbance and management. Accordingly, these features similarly support ecological value and their loss to the proposals would be of no importance.

#### 4.5. **Conifers and Trees/Scattered Scrub**

4.5.1. A line of mature Cypress *Cupressus* sp. is present at the south eastern site boundary, situated adjacent to the offsite railway line, overhanging the amenity planted areas and small shed building (B2). In addition, a small number of small, self-set trees and young scrub, predominantly Sycamore, but also including young sapling Ash *Fraxinus excelsior* are present at the eastern site boundary, having colonised gaps in the base of the hardstanding at the boundary fence line. Accordingly, these are set largely within hardstanding, with only occasional common colonising weeds.

4.5.2. **Evaluation:** The conifers present comprise non-native, ornamental species, likely planted as part of previous landscaping, whilst trees and scrub comprise self-set weed species, situated within hardstanding and isolated from any wider vegetated areas, which in any case would likely be periodically removed through general site maintenance works. Accordingly, the conifers and trees/scattered scrub offer no more than low ecological value and their loss to the proposals is unlikely to be of any ecological importance.

#### 4.6. **Habitat Summary**

4.6.1. Overall the habitats present within the site boundary are dominated by active buildings and hardstanding, with vegetation limited to amenity garden areas, conifers and associated colonising weeds and self-set trees/scrub, all of which offer no more than low ecological value such that the proposals would not result in any loss of ecologically valuable habitats or features.

#### 4.7. **Exotic Invasive Plant Species Listed on Schedule 9 of the Wildlife and Countryside Act**

4.7.1. No evidence for the presence of any species included within Schedule 9 Part II, such as Japanese Knotweed *Fallopia japonica* or Giant Hogweed *Heracleum mantegazzianum* was recorded at the site during the survey work undertaken. Accordingly, on the basis of the current survey work, such species appear to be currently absent from the site and do not therefore represent a constraint to the proposals.

## 5. FAUNAL USE OF THE SITE

- 5.1. During the survey work, general observations were made of any faunal use of the site with specific attention paid to the potential presence of protected or notable species. In addition, specific consideration was paid to the potential presence of bats.

### 5.2. Mammals

#### Bats

- 5.2.1. **Legislation.** All British bats are classed as European Protected Species under the Conservation of Habitats and Species Regulations 2010, and are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). As such, both bats and their roosts (breeding sites and resting places) receive full protection under the legislation.

#### 5.2.2. Survey Results and Evaluation - Roosts.

- 5.2.3. Building B1 within the site comprises a portal framed, metal structure with predominantly metal sheet cladding. Internally, much of the building is open into the roof structures across the majority of areas, albeit the southern section comprises internally divided office sections, which are 2-storey in nature. The building comprises an active food distribution warehouse, such that it is active, light and noisy internally. The building is therefore of a construction type that is extremely unlikely to support roosting bats. No evidence for any use of the building by bats was recorded during the inspection survey work undertaken.

- 5.2.4. The remaining structures at the site are of construction types that similarly offer negligible potential opportunities to support roosting bats.

- 5.2.5. The conifers and small number of young trees/scrub present similarly do not support any features offering potentially suitable opportunities for roosting bats.

- 5.2.6. Accordingly, the site is unlikely to support any roosting bats, such that the proposals are unlikely to result in any adverse effect on this group.

- 5.2.7. **Foraging / Commuting Features.** In terms of foraging opportunities, the site itself is dominated by the existing building and hardstanding in use as an active food distribution warehouse, which is situated adjacent to the well-lit Camley Street, with a number of flood lights associated with building B1. Accordingly, the site clearly does not represent an important foraging resource or commuting route for bats.

- 5.2.8. The offsite canal corridor situated adjacent to the southern site boundary provides a linear habitat corridor and likely supports an invertebrate population providing a potential food source for bats, whilst also providing a linear navigational feature, albeit vegetation and continuous cover along the canal corridor is limited within the immediate vicinity of the site, whilst the small section of adjacent canal is somewhat isolated by the adjacent large bridges, with negligible vegetation and the existing well-used towpath situated on the canalised embankment adjacent to the site. A number of recommendations and safeguards are set out at section 6. in regard to

lighting in particular in order to minimise potential effects on species such as bats that may frequent the adjacent offsite canal corridor from time to time.

### Other Mammals

- 5.2.9. **Survey Results and Evaluation.** No evidence for the presence of any other protected, rare or notable mammal species was recorded within the site during the survey work undertaken. The site is securely fenced in all directions in line with its use as an active food distribution warehouse, whilst the habitats present support little vegetation, limited to small amenity garden areas and a number of conifers and self-set trees/scrub and colonising weeds, isolated from other vegetation.
- 5.2.10. The habitats present within the site are therefore extremely unlikely to provide suitable opportunities for mammal species, albeit occasional visits by common urban mammal species, such as Brown Rat *Rattus norvegicus* would appear likely (indeed a number of rat bait boxes were noted around the margins of the site in line with its use as an active food distribution warehouse). Nonetheless, the extent, location and limited vegetative habitats present are such that the site is unlikely to support more than occasional transient use even by these species.
- 5.2.11. Urban mammal species likely to frequent the site, such as Brown Rat remain common in both a local and national context (with Brown Rat in particular representing a pest species that would in any event be expected to be controlled/exterminated, particularly given the active current use of the site as a food distribution warehouse). As such these species carry no legal protection and the loss of potential opportunities for these species to the proposals would be of little importance. In any event, it is likely that these species would continue to wander onto the site following completion of construction works.

### 5.3. **Birds**

- 5.3.1. **Legislation.** All wild birds and their nests receive protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended) in respect of killing and injury, and their nests, whilst being built or in use, cannot be taken, damaged or destroyed. Species included on Schedule 1 of the Act receive greater protection and are subject to special penalties.
- 5.3.2. **Conservation Status.** The RSPB categorise British bird species in terms of conservation importance based on a number of criteria including the level of threat to a species' population status<sup>4</sup>. Species are listed as Green, Amber or Red depending on the level of importance. Red Listed species are considered to be of the highest conservation concern being either globally threatened and/or experiencing a high/rapid level of population decline (e.g. a reduction in breeding population size of approximately 50% over the past 25 years or since 1969, when the first species assessment was made).
- 5.3.3. **Survey Results And Evaluation.** The majority of the site is comprised of hardstanding with negligible vegetation, albeit the conifers, denser areas of amenity/garden planting and self-set trees/scrub present provide some cover and minor opportunities for use by nesting and foraging urban bird

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<sup>4</sup> RSPB "The population status of birds in the UK - *Birds of Conservation Concern: 2009*"

species. Nonetheless, the active nature of the site and urban setting is such that any potential for use by bird species is limited.

- 5.3.4. Nonetheless, any clearance of suitable habitats during the nesting season may have the potential to result in damage or disturbance to nests should they be present and as such safeguards are recommended (as detailed at section 6, below).

#### 5.4. **Herpetofauna**

- 5.4.1. **Legislation.** All reptile species receive protection under legislation in the UK. Due to their relatively common and widespread status, Slow-worm *Anguis fragilis*, Grass Snake *Natrix natrix*, Common Lizard *Lacerta vivipara* and Adder *Vipera berus* receive only partial protection under the Wildlife and Countryside Act 1981 (as amended) being protected from deliberate killing or injury, their habitat receiving no statutory protection. These species are also listed as UK BAP species.

- 5.4.2. All British amphibian species receive a degree of protection under the Wildlife and Countryside Act 1981 (as amended). Great Crested Newt *Triturus cristatus* is fully protected under Schedule 5 of this legislation, and is also classed as a European Protected Species under the Conservation of Habitats and Species Regulations 2010. As such, both Great Crested Newt and habitats utilised by this species are afforded protection. This species is also listed as a UK BAP species.

- 5.4.3. **Survey Results And Evaluation.** The site is dominated by buildings and hardstanding with the only vegetation in the form of amenity garden areas, a number of conifers, self-set trees/scrub and colonising weed species, which are well separated from any wider vegetated habitats. Accordingly, the site does not appear to provide any potential opportunities for reptile or amphibian species and as such it is clear that these groups are absent and do not represent a potential constraint on the proposals.

#### 5.5. **Invertebrates**

- 5.5.1. **Survey Results and Evaluation.** No evidence for the presence of any protected, rare or notable invertebrates was recorded within the site, whilst the size and setting of the site, along with the habitats present (dominated hardstanding, with vegetation including a high proportion of non-native ornamental species) is such that they are extremely unlikely to support any notable species or invertebrate assemblages. Indeed the nature of the site is such that at best, only occasional common urban invertebrate species would be anticipated to be present and accordingly, this group does not represent a constraint to the proposals



## **6. RECOMMENDATIONS AND ENHANCEMENTS**

- 6.1. The existing habitats that make up the site appear to offer no more than low to negligible ecological value and appear largely unconstrained in relation to the proposed redevelopment of the site on the basis of the survey work undertaken. Further the small size and metropolitan setting of the site, within an existing heavily developed urban area in central London are such that potential for meaningful ecological enhancement measures is limited. Nonetheless, in order to ensure that the proposals incorporate suitable measures where possible in order to benefit wildlife and safeguard existing ecological use, a number of measures and enhancements are set out below. These measures would aim to maximise opportunities for wildlife under the proposals in line with planning policy requirements, whilst also attempting to contribute towards the aims of local and national Biodiversity Action Plans (BAPs) insofar as is possible.

### Recommendations

#### **6.2. Ecological Designations**

##### London's Canals SMINC

- 6.2.1. The site is situated immediately north of Regent's Canal, which forms part of London's Canals SMINC designation. Accordingly, a number of potential risks have been identified, for which suitable mitigation measures/safeguards are recommended in order to prevent any significant adverse effects on the canal. Specifically, potential exists for run-off to enter the water channel during construction work. As such, it is recommended that construction measures be put in place to safeguard the canal. Such measures would likely include:
- Provision and maintenance of protective fencing at the site boundary with the canal throughout the course of construction works.
  - Storage of chemicals and other materials to be kept away from the canal boundary.
  - Measures such as temporary bunding and run-off to be put in place to prevent run-off into the canal corridor.
- 6.2.2. In addition, it is recommended that the proposals incorporate additional vegetation along the southern site boundary with the canal to supplement and extend the existing canal corridor and benefit wildlife. It is understood that the proposals incorporate the removal of the existing brick retaining wall at the site boundary with the canal, providing the potential for new planting to be put in place, softening the boundary with the canal and providing additional cover and foraging opportunities for faunal species.
- 6.2.3. Light spill into the canal corridor has potential to affect nocturnal/crepuscular wildlife using the canal, albeit the location and setting of the canal, within a heavily developed and generally well-lit area in central London is such that any fauna would likely be well-habituated to associated lighting levels, particularly given the general lack of connected vegetation or cover associated with the canal corridor in the vicinity of the site. In particular, bat species likely to forage within the canal would likely centre on common urban species (e.g. Pipistrelles) that are known to be less sensitive to lighting. Nonetheless, where possible it is recommended that any lighting scheme be designed to maintain dark areas along the canal, with lighting

focussed on areas within the site and directed away from the canal corridor. It is understood that new lighting is proposed for the canal towpath on the underside of the Camley Street and mainline railway bridges in order to provide security benefits in line with requests received from local residents and Camden Council and accordingly, it is recommended that any such lighting be designed to be contained within the towpath corridor wherever possible, with dark areas maintained over the water channel and more vegetated offsite southern embankment.

- 6.2.4. Subject to these measures the existing ecological interest of the SMINC designation and associated wildlife within the vicinity of the site would be suitably safeguarded.

### 6.3. **General Construction Safeguards**

- 6.3.1. In order to minimise any potential adverse effects associated with construction activities at the site, a number of general safeguarding measures should be implemented, including the following:

- Storage of chemicals and hazardous materials should be in line with best practice guidelines, ensuring that they are kept secure and away from the site boundaries and cannot be accessed or knocked over by roaming animals;
- Fires should only be lit in secure compounds and not allowed to remain lit during the night;
- Protective measures to prevent damage or encroachment to the canal corridor, including in particular during deconstruction of the existing boundary retaining wall.

### 6.4. **Nesting Birds**

- 6.4.1. The vegetation present appears to offer some (albeit very limited) potential opportunities for nesting birds. Accordingly, in order to safeguard this group and avoid any potential offence under the Wildlife & Countryside Act 1981 (as amended) in respect of common nesting birds, it is recommended that any clearance of suitable nesting habitats be undertaken outside of the bird nesting season (i.e. outside of March to August inclusive). Should this not be possible, areas due to be worked on should first be checked by a suitably qualified ecologist in order to confirm the absence of any active nests prior to removal. Any active nests identified would need to be retained and protected until the end of the nesting season or until the birds have fledged.

### Ecological Enhancements

- 6.5. National planning policy in the form of the National Planning Policy Framework sets out that opportunities to incorporate biodiversity in and around developments should be encouraged. Opportunities for meaningful ecological enhancements are extremely limited due to the existing nature, setting and location of the site, within an existing heavily developed area, surrounded entirely by existing development and roads. Nonetheless, the recommendations and enhancements summarised below are considered appropriate given the context of the site.

## 6.6. **Landscape Planting**

- 6.6.1. It is recommended that new landscape planting be provided as part of the scheme, particularly associated with the southern boundary with the canal corridor. In particular it is recommended that planting include native species or those of recognised wildlife value, providing cover and potentially benefitting the canal corridor.

## 6.7. **Green Roofs**

- 6.7.1. It is understood that the proposals incorporate the provision of new green roof areas on the proposed buildings, which therefore offer the potential to provide ecological benefits at the site. It is recommended that new green roof areas are designed to maximise ecological value, incorporating native species and/or recolonising areas, along with features to encourage faunal use, with particular emphasis on invertebrate species, which could provide an additional food source for species such as bats and birds.

## 6.8. **Habitat Management**

- 6.8.1. Furthermore, it is recommended that suitable management be implemented across these areas for the benefit of wildlife in the long term to maximise opportunities at the site for a range of species

## 6.9. **Bird Boxes**

- 6.9.1. Negligible existing nesting opportunities are present for birds at the site and as such it is recommended, where possible, that enhancements are provided in the form of additional potential nest sites for common urban bird species in the form of nesting boxes. Given the urban nature of the proposals, it is recommended that nesting opportunities be provided at the site in the form of ledges and boxes, specifically targeting declining urban species such as House Sparrow *Passer domesticus* and Swift *Apus apus*. Bird boxes should be positioned in suitable locations high on new building walls, particularly associated with the canal boundary where possible.

### Summary of Recommendations

- General construction safeguards and protective measures;
- Safeguards in respect of nesting birds during habitat clearance works;
- Provision of Bird Boxes if possible;
- Design of green roof areas to maximise ecological value;
- New native planting and management of new/retained habitats for the benefit of wildlife.

## 7. SUMMARY AND CONCLUSIONS

- 7.1. Aspect Ecology has been commissioned by The Shaw Corporation on behalf of Regent Renewal Limited to undertake ecological survey and assessment work in respect of the site, located at 102 Camley Street, Kings Cross, London.
- 7.2. The site was surveyed during April 2014, based around extended Phase 1 methodology. In addition, a general appraisal of faunal species was undertaken to record the potential presence of any protected, rare or notable species, with specific consideration in respect of bats.
- 7.3. **Ecological Designations.** The site itself is not subject to any statutory or non-statutory nature conservation designation. The adjacent Regent's Canal forms part of the wider London Canals non-statutory nature conservation designation and accordingly, a number of measures are set out in order to safeguard this designation where appropriate. Camley Street Natural Park LNR is separated from the site by the mainline and CTRL railways, albeit the canal channel itself also forms a potential habitat link with the site. Nonetheless, the measures set out will also ensure that the proposals do not result in any significant adverse effect on the LNR and associated wildlife. All other identified ecological designations are sufficiently well separated from the site by existing development and barriers to movement such that they are unlikely to be adversely affected by the proposals.
- 7.4. **Habitats.** The majority of the site is dominated by buildings and hardstanding forming an existing, active food distribution warehouse with vegetation limited to a number of conifers, small amenity garden areas and common colonising weeds, which are extremely unlikely to provide any significant ecological value, particularly given the relatively small extent and isolated location of the site.
- 7.5. **Protected Species.** The habitats present within the site are unlikely to provide potential opportunities for any protected, rare or notable faunal species with the exception of very minor potential for use by common nesting birds. No evidence for any use of the site by any rare or fully protected species was recorded during the survey work undertaken. Nonetheless, recommendations and measures are set out in regard to faunal species (particularly associated with the offsite canal corridor) where appropriate in order to ensure that they are fully safeguarded under the proposals, following which the proposals are unlikely to adversely affect any such species.
- 7.6. **Enhancements.** Opportunities for meaningful ecological enhancement are extremely limited due to the size, nature and metropolitan setting of the site. However, where appropriate ecological enhancements have been recommended, focussing on the creation and management of new habitats, along with provision of new nesting opportunities for birds.
- 7.7. **Conclusion.** In conclusion, based on the evidence obtained from detailed ecological survey work and with the implementation of the recommendations set out in this report, there is no reason to suggest that any ecological designations, habitats of nature conservation interest or any protected species will be adversely affected by the proposals.

## PLANS

**PLAN 3542/ECO1**

Site Location





**KEY:**



**SITE LOCATION**

**aspect ecology**

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Noral Way - Banbury - Oxfordshire - OX16 2AF  
01295 276066 - info@aspect-ecology.com - www.aspect-ecology.com

**102 CAMLEY STREET,  
LONDON**

**SITE LOCATION**

**3542/ECO1**

- REV.

**MAY 2014**

PROJECT

TITLE

DRAWING  
NO.

REV.

DATE

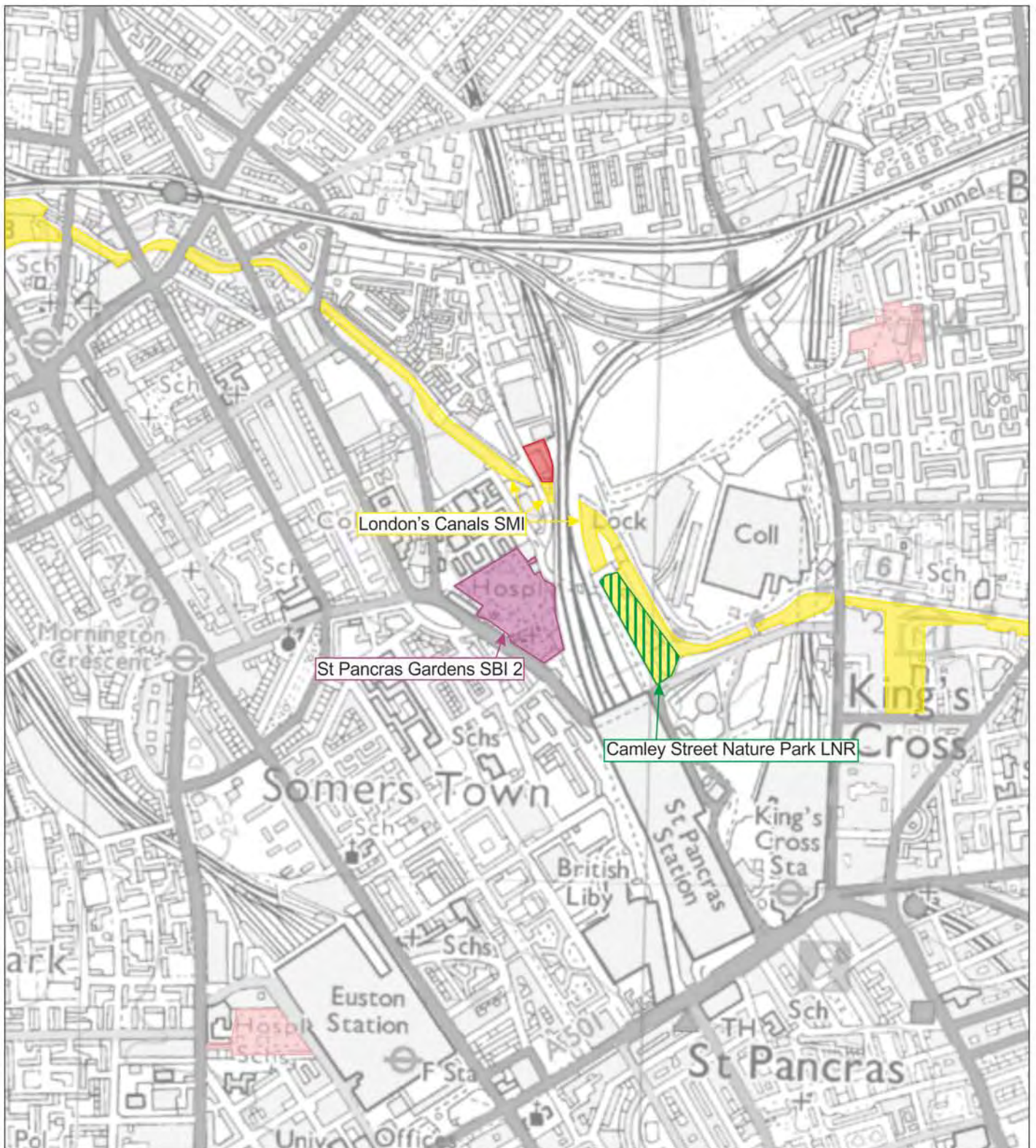




**PLAN 3542/ECO2**

Ecological Designations





# KEY:

- SITE LOCATION
- LOCAL NATURE RESERVE (LNR)
- SITE OF METROPOLITAN IMPORTANCE (SMI)
- SITE OF BOROUGH IMPORTANCE GRADE 2 (SBI 2)
- SITE OF LOCAL IMPORTANCE (SLI)

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102 CAMLEY STREET, LONDON PROJECT  
ECOLOGICAL DESIGNATIONS TITLE

3695/ECO2 DRAWING NO.

- REV.

MAY 2014 DATE



## **PLAN 3542/ECO3**

Habitats, Ecological Features and Photographs





- KEY:
- SITE BOUNDARY
  - HARDSTANDING
  - BUILDING/OTHER STRUCTURE
  - TREE
  - AMENITY PLANTING
  - SCRUB
  - CLEARED VEGETATION
  - AMENITY GRASS LAWN
  - OFFSITE CANAL
  - PHOTOGRAPH LOCATION

102 CAMLEY STREET, LONDON	PROJECT
HABITATS, ECOLOGICAL FEATURES AND PHOTOGRAPHS	TITLE
3542/ECO3	DRAWING NO.
MAY 2014	REV. DATE



Aspect Ecology Limited - West Court - Hardwick Business Park  
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01295 276066 - info@aspect-ecology.com - www.aspect-ecology.com

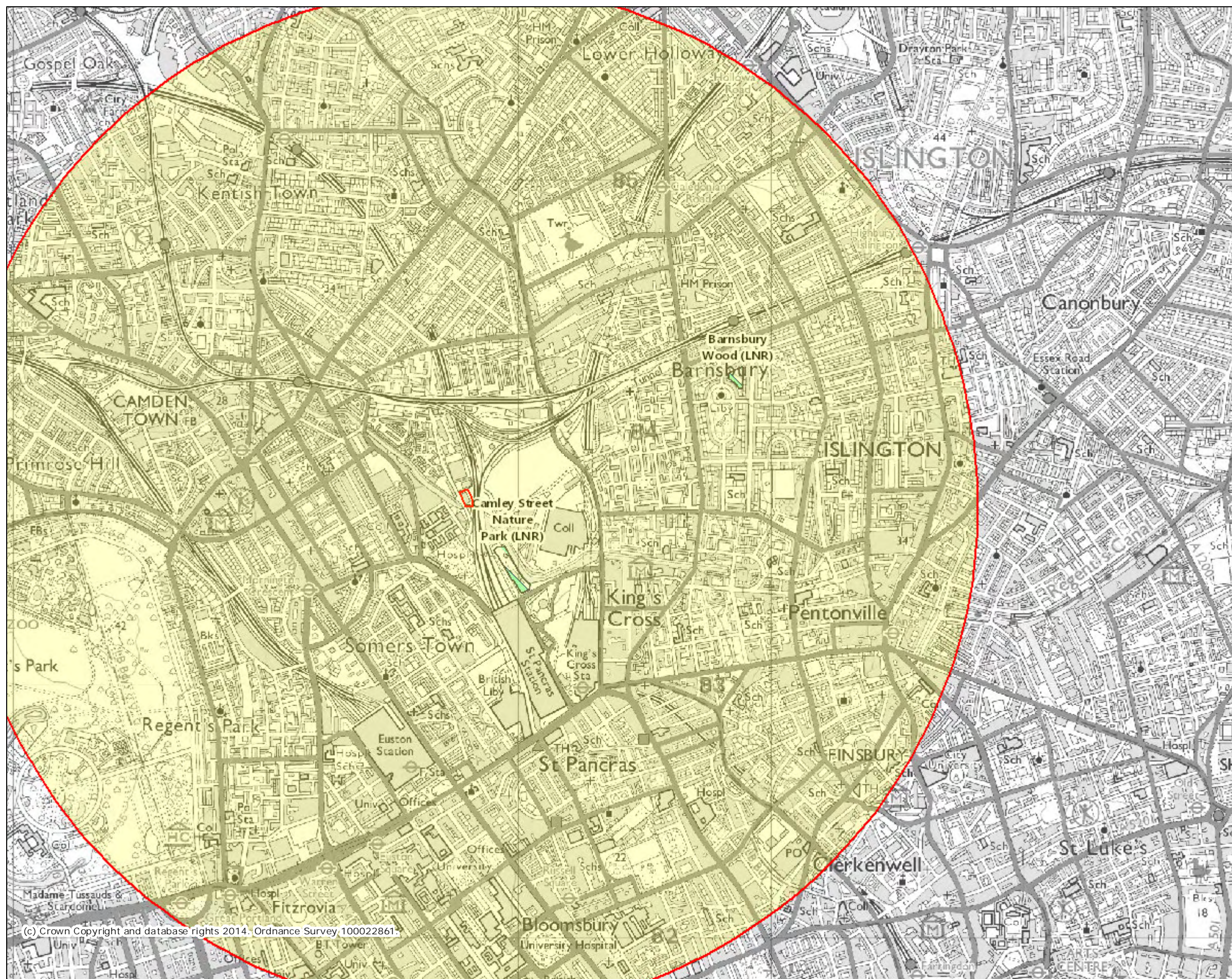


## **APPENDICES**

## **APPENDIX 1**

Information obtained from Multi-Agency Geographic Information for  
the Countryside (MAGIC)





## Legend

- Local Nature Reserves (England)
- National Nature Reserves (England)
- National Nature Reserves (Scotland)
- National Nature Reserves (Wales)
- Ramsar Sites (England)
- Ramsar Sites (Scotland)
- Ramsar Sites (Wales)
- Favourable Condition
- Unfavourable Recovering
- Unfavourable no change
- Unfavourable Declining
- Part Destroyed
- Destroyed
- Not Assessed
- Sites of Special Scientific Interest (England)
- Sites of Special Scientific Interest (Scotland)
- Sites of Special Scientific Interest (Wales)
- Special Areas of Conservation (England)
- Special Areas of Conservation (Scotland)
- Special Areas of Conservation (Wales)
- Special Protection Areas (England)
- Special Protection Areas (Scotland)
- Special Protection Areas (Wales)
- Biosphere Reserves (England)
- Biosphere Reserves (Scotland)
- Biosphere Reserves (Wales)
- Disadvantaged
- Severely Disadvantaged

Projection = OSGB36

xmin = 526600

ymin = 181500

xmax = 534300

ymax = 186000

Map produced by MAGIC on 2 May, 2014.

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**Local Nature Reserves (England) - points**

<b>Reference</b>	1008761
<b>Name</b>	BARNSBURY WOOD
<b>Hectares</b>	0.32
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<b>Reference</b>	1008823
<b>Name</b>	CAMLEY STREET NATURE PARK
<b>Hectares</b>	0.84
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<b>Reference</b>	1008761
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<b>Hectares</b>	0.32
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<b>Reference</b>	1008823
<b>Name</b>	CAMLEY STREET NATURE PARK
<b>Hectares</b>	0.84
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**National Nature Reserves (England) - points**

No Features found

**National Nature Reserves (England)**

No Features found

**National Nature Reserves (Scotland) - points**

No Features found

**National Nature Reserves (Scotland)**

No Features found

**National Nature Reserves (Wales) - points**

No Features found

**National Nature Reserves (Wales)**

No Features found

**Ramsar Sites (England) - points**

No Features found

**Ramsar Sites (England)**

No Features found

**Ramsar Sites (Scotland) - points**

No Features found

**Ramsar Sites (Scotland)**

No Features found

**Ramsar Sites (Wales) - points**

No Features found

**Ramsar Sites (Wales)**

No Features found

**Sites of Special Scientific Interest Units (England) - points**

No Features found

**Sites of Special Scientific Interest Units (England)**

No Features found

**Sites of Special Scientific Interest (England) - points**

No Features found

**Sites of Special Scientific Interest (England)**

No Features found

**Sites of Special Scientific Interest (Scotland) - points**

No Features found

**Sites of Special Scientific Interest (Scotland)**

No Features found

**Sites of Special Scientific Interest (Wales) - points**

No Features found

**Sites of Special Scientific Interest (Wales)**

No Features found

**Special Areas of Conservation (England) - points**

No Features found

**Special Areas of Conservation (England)**

No Features found

**Special Areas of Conservation (Scotland) - points**

No Features found

**Special Areas of Conservation (Scotland)**

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**Special Areas of Conservation (Wales) - points**

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**Special Areas of Conservation (Wales)**

No Features found

**Special Protection Areas (England) - points**

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**Special Protection Areas (England)**

No Features found

**Special Protection Areas (Scotland) - points**

No Features found

**Special Protection Areas (Scotland)**

No Features found

**Special Protection Areas (Wales) - points**

No Features found

**Special Protection Areas (Wales)**

No Features found

**Biosphere Reserves (England) - points**

No Features found

**Biosphere Reserves (England)**

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**Biosphere Reserves (Scotland)**

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**Biosphere Reserves (Wales) - points**

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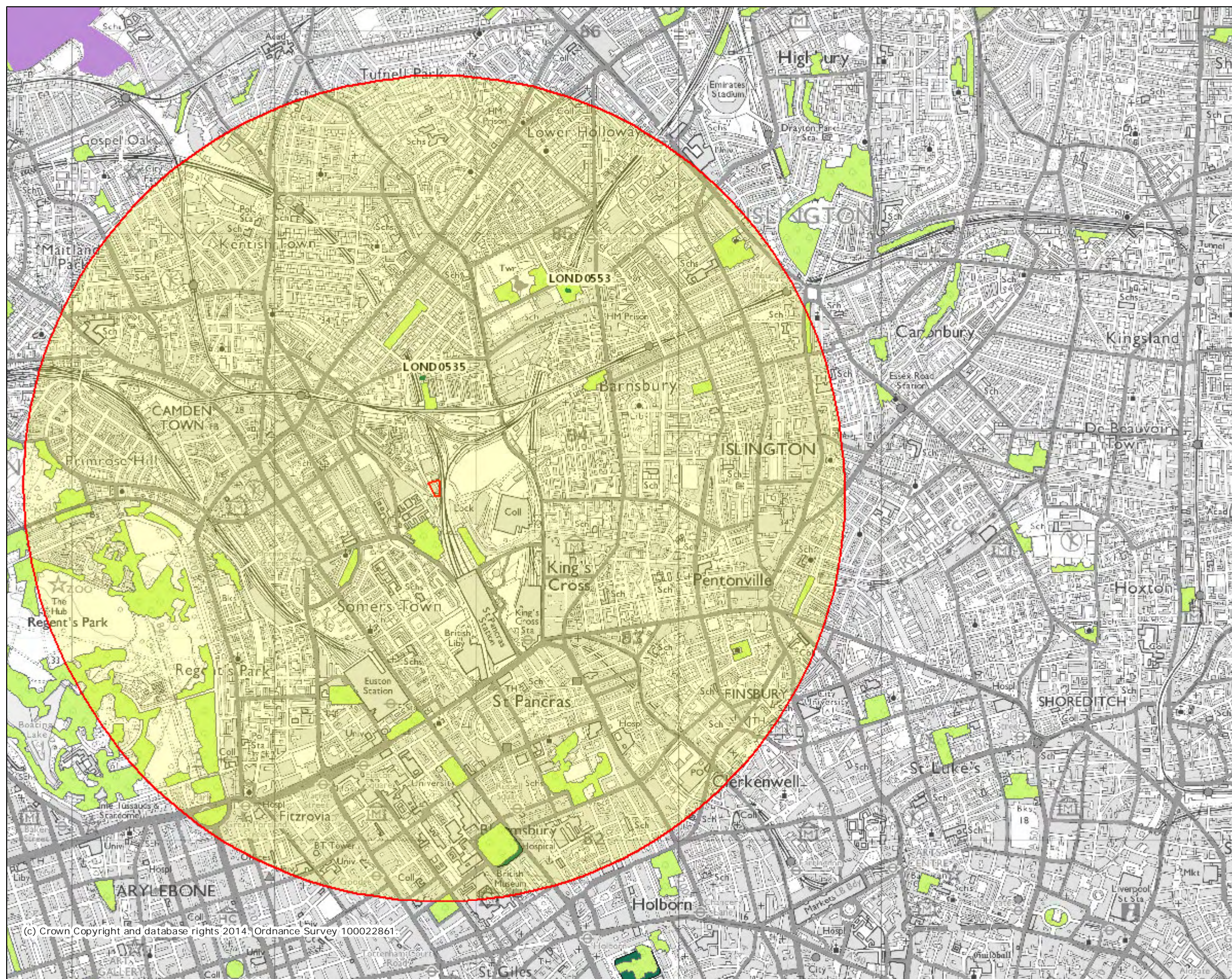
**Biosphere Reserves (Wales)**

No Features found

**Less Favoured Areas (England)**

No Features found





## Legend

- Lowland Heathland BAP Priority Habitat (England)
- Upland Heathland BAP Priority Habitat (England)
- Limestone Pavements BAP Priority Habitat (England)
- Coastal Sand Dune BAP Priority Habitat (England)
- Sand Dunes (Wales)
- Coastal Vegetated Shingle BAP Priority Habitat (England)
- Coastal and Floodplain Grazing Marsh BAP Priority Habitat (England)
- Maritime Cliffs and Slopes BAP Priority Habitat (England)
- Mudflat BAP Priority Habitat (England)
- Saltmarsh (Wales)
- Saline Lagoons BAP Priority Habitat (England)
- Saline Lagoons (Wales)
- Seagrass (Wales)
- Nationally Important Intertidal Habitats (Wales)
- Boulders/Loose Rock
- Gravel
- Made Ground (Man Made)
- Mud
- Mud and Gravel
- Not Present
- Rock Platform
- Rock Platform with Bank of Gravel
- Rock Platform with Boulders/Loose Rock
- Sand
- Sand and Gravel
- Sand and Mud
- Unspecified

Projection = OSGB36

xmin = 525900

ymin = 180900

xmax = 535600

ymax = 186500

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landscape planning • ecology • arboriculture

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