



Land at 254 Kilburn High Street
London

**

**Extended Phase 1 Habitat Survey
Code for Sustainable Homes Assessment**

November 2013

Updated 2014

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LIABILITIES:

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

The views and opinions 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

Background

- 1.1 PJC Consultancy Ltd (PJC) was commissioned by Aitch Group to undertake an ecological appraisal of land at 254, Kilburn High Street, London. The assessment included an extended Phase 1 habitat survey and a Code for Sustainable Homes assessment.
- 1.2 This report presents the findings of the ecological surveys in and around the site, which aims specifically to assess the site's potential to support protected species and habitats. Potential mitigation measures and recommendations for the site will be included within this report.
- 1.3 Section 2 of this report sets out the methodology of PJC's survey. In Section 3 the results of the desk and field survey are presented. The discussion and implications for development are found in section 4. In section 5 the Code for Sustainable Homes assessment is discussed. Finally, conclusions are provided in Section 6.

Site Context and Status

- 1.4 The site is situated in the high urban area of Kilburn, North London. The site is located just off the main high street, Kilburn High Road. The surrounding habitats include residential development, shops and small work units. West Hampstead station is located to the north east of the site and Kilburn Station to the south east. Kilburn Grange Park is located directly to the north and east of the site.
- 1.5 The approximate red line boundary for the survey is shown below.



Figure 1: Approximate location of red line boundary

- 1.6 It is understood that proposals for the site are for a new residential development. The final layout of the site is yet to be determined but will be informed by numerous surveys, of which ecology is one.

Planning Policies

- 1.7 National and local planning policies may have an affect on the proposed development. The following paragraphs identify relevant planning policies and discuss these in the context of the site.
- 1.8 The United Kingdom Biodiversity Action Plan (UK BAP), published in 1994, is the national response of the Convention on Biological Diversity signed in Rio de Janeiro in 1992. The key objective of the UK BAP is avoidance of harm to ‘Species of

Conservation Concern'. The site consists of two residential houses and their associate back gardens. These habitats are not considered to be BAP habitats.

1.9 Under the CROW Act (2000) it is now the duty of every Government department in carrying out its functions “*to have regard, so far as it is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention*”.

1.10 National policy guidance is provided by National Planning Policy Framework (NPPF), which sets out the Government's planning policies for England and how they should be applied. Whilst there is no clear definition for sustainable development, the NPPF does now include the UK Sustainable Development Strategy's five guiding principles of sustainable development (Box pg 2), namely:

- living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly.

1.11 Section 11 of the document is entitled ‘Conserving and Enhancing the Natural Environment’. This section highlights the following:

‘The planning system should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

-
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
 - *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate'*

1.12 In addition to this the following paragraphs are also considered to be relevant:

'In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.'

And;

'Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.'

1.13 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. The policy of most relevance in the London Plan is Policy 7.19: Biodiversity and Access to Nature, which states that:

"The Mayor will work with all relevant partners to ensure a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity in support of the Mayor's Biodiversity Strategy. This means planning for nature from the beginning of the development process and taking opportunities for positive gains for nature through the layout, design and materials of development proposals and appropriate biodiversity action plans."

1.14 The Mayor's Biodiversity Strategy (2002) "*details the Mayor's vision for protecting and conserving London's natural open spaces*". This biodiversity strategy contains

information about Greater London's ecology, wildlife and its habitat. It also has proposals, commitments and targets for the promotion by the Mayor of biodiversity in London and aims to protect and enhance the species and natural habitats of London.

- 1.15 Surveys were undertaken on the site to ensure compliance with local and national policy and to ensure that the nature conservation value of the site has been characterised.

2.0 Methodology

Desktop Study

- 2.1 A 1km desk top study search was completed using an internet-based mapping service (www.magic.gov.uk) for statutory designated sites and two internet-based aerial mapping services (www.bing.com/maps and maps.google.co.uk) were used to understand the habitats present in and around the survey area and habitat linkages and features (such as ponds, woodlands etc) within the wider landscape.

Site Inspection

- 2.2 PJC ecologist Alexia Tamblyn MA (Oxon) MSc CEnv MCIEEM FRGS undertook an extended Phase 1 habitat survey on 1st November 2013. The surveyor identified the habitats present, following the standard 'Phase 1 habitat survey' auditing method developed by the Nature Conservancy Council (NCC). The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map (NCC 1990). In addition, the dominant plant species in each habitat were recorded, as was any evidence of protected species. The potential for the site to support protected species was also assessed.
- 2.3 The buildings were also internally and externally assessed for their potential to support specially protected species such as bats. Buildings which are considered to have a higher potential to support roosting bats would include the following:
- Agricultural buildings (e.g. farmhouses, barns and out buildings) of traditional brick or stone construction and/or with exposed beams;

- Buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;
- Pre 1960s detached buildings and structures within 200m of woodland and/or water;
- Pre 1914 buildings within 400m of woodland and/or water;
- Pre 1914 buildings with gable ends or slate roofs regardless of location;
- Buildings which are located within or immediately adjacent to woodland and/or immediately adjacent to water;
- Dutch barns or livestock buildings with a single skin roof and board and gap or Yorkshire boarding if, following a preliminary roost assessment the site appear to be particularly suited to bats.

2.4 The building rooftops on site were inspected for evidence of nesting birds. Several species of bird have successfully adapted to living in urban environments, such as black redstart or peregrine falcons. Black redstarts are known to breed successfully within urban areas, with the species using areas of waste land or buildings with ledges or a shingle flat roof as nest sites. Peregrine Falcons have also adapted to living within the urban environment, with tall buildings with ledges, replicating more natural habitats such as cliff faces. Peregrines do not build nests but make a shallow bowl, which they scratch out with their feet. Urban Peregrines do this in roof shingle, pigeon remains or other available debris.

2.5 During the assessment, the surveyor looked for evidence of both species as well as other nesting bird species throughout the roof spaces and ledges present on site.

Limitations

2.6 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment.

2.7 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on site, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive survey of any

protected species group. The assessment is only valid for the time when the survey was carried out. Additional surveys may be recommended if, on the basis of this assessment it is considered reasonably likely that protected species may be present.

3.0 Results

Desktop Study

UK and London BAP Priority and Broad Habitats

- 3.1 There are no identified UK BAP priority or broad habitats present within the site. London BAP habitats do include 'built structures' habitats. The site does support a variety of built structures including warehouses. The site is 100% hardstanding.

Designated Sites

- 3.2 The site itself does not fall within any designated sites. Several urban parks are noted in the surrounding area including Kilburn Grange Park which is located adjacent to the site.
- 3.3 Kilburn Grange Park is an 8 acre park which supports children's play areas, tennis courts and multi use games areas. Areas within the park support mature trees, including a high proportion of native species, such as silver birch (*Betula pendula*), hornbeam (*Carpinus betulus*), ash (*Fraxinus excelsior*), yew (*Taxus baccata*), holly (*Ilex aquilifolium*) and sessile oak (*Quercus petraea*). The park also has some areas which have been set aside for nature conservation. Here native grasses and herbs have been allowed to grow, including meadow barley (*Hordeum secalinum*), round-leaved crane's-bill (*Geranium rotundifolium*) and small-flowered crane's bill (*G. pusillum*). The latter two species are scarce in London.
- 3.4 Approximately 450m to the south west of the site is Paddington Old Cemetery, located off Wilseden Lane This area also provides opportunities for local wildlife. This area is 124 acres in size and is planted with a collection of c 500 mature trees including oak, ash, horse chestnut, and cedars. An area along the south and south east of the site is the Paddington Cemetery Nature Area. The Nature Area contains many mature trees which

are complemented by under planting to create a natural woodland setting. Only a few graves arranged in two parallel rows remain in this part of the ground.

Site Visit

- 3.5 The site consisted entirely of hardstanding and buildings. The site supports a variety of warehouses and work shops, with an office area and associated flats above. The red line boundary did not support any green space or planting. Only several stands of buddleia were located within the site boundaries. These individual plants were growing in opportunistic areas.
- 3.6 The warehouses and workshops were fully accessed. The buildings were internally assessed for its ability to support wildlife which could be associated with roof voids, such as bats. All the warehouses and workshops were open to the roof apex and as such no enclosed roof space was present. The roof structures of many of the workshops were corrugated metal, with metal frames. These features tend not to be typically associated with protected species such as bats and no evidence of bat use in any of the buildings were recorded. Furthermore, the work shops and warehouses were in constant use, with marble cutting machinery. This produces dust, noise and vibrations, further reducing the potential for the buildings to support protected species such as bats.
- 3.7 No evidence of nesting birds were located within any of the buildings or structures on site. The flat roof building, which was located above the offices and flats, did not show any evidence of use by nesting birds, with no old nests located. This area was also considered to be in use by the local residents and therefore subject to some levels of disturbance.

Off Site Habitats

- 3.8 Kilburn Grange Park is located to the rear of the red line boundary. An old wall seems to delineate the workshops within the red line boundary and the park land. A row of trees outside the eastern site boundary adjacent to a public footpath included the following species; oak (*Quercus robur*), holly (*Ilex spp.*), Italian poplar (*Populus nigra 'italica'*), silver birch (*Betula pendula*), purple plum (*Prunus cerasifera*), hornbeam (*Carpinus*

- betulus*) and yew (*Taxus baccata*). Understorey amenity planting is also present, consisting cotoneaster, yew and holly.
- 3.9 The majority of Kilburn Grange Park supports amenity grassland which is maintained and mown for recreational use. The rose garden area is located further to the south east of the park and does not lie adjacent to the site boundaries.
- 3.10 Paddington Old Cemetery is considered to be separated from the site by significant infrastructure and development. It is considered that this site will not be directly or indirectly affected by the proposed development at 254 Kilburn High Street.

4.0 Discussion

Ecological Value of the Site and Recommendations

- 4.1 The site is considered to have negligible ecological value, due to the lack of habitats of any ecological value and a lack of ecological features. The area is 100% hardstanding with no areas of green space or planting.
- 4.2 Kilburn Grange Park supports several mature trees along the south eastern side of the red line boundary. These trees are considered to be of some intrinsic value, due to their maturity and the cover that they provide common bird species present in the urban environment. It is recommended that works along the south eastern edge of the site is undertaken in agreement with an arboriculturalist to ensure that the trees are protected during site works.
- 4.3 It is considered that if the trees are protected in Kilburn Grange Park, that there will be no direct impacts on the habitats within the park. There will be no land take, or indeed any isolation or fragmentation of the park land habitats. It is considered that some indirect impacts due to construction will occur, such as increased noise levels and dust from construction. However, these would be considered short term impacts which would not be significant in terms of the habitats off site. Construction management plans, which

would include good practise such as damping down, would prevent any significant impacts on the local area.

Protected Species

4.4 It is considered unlikely that the site would support any protected species due to a lack of habitats. The site is entirely comprised of hardstanding providing a lack of cover and foraging opportunities for protected species. The buildings on site did not support enclosed roof voids or buildings which support features which are typically associated with bats. The nature of the material used in the construction of the buildings on site are generally considered to be less likely to support such species. Furthermore, the buildings were in current use with machinery and plant providing light, noise, vibration and dust, which would further reduce the likelihood of bats using the buildings.

4.5 No birds nests were observed on any of the roofs of the building. Again, due to the nature of the site, disturbance is quite high reducing the potential of nesting birds using the site. The flat roof area in the south eastern corner of the site, did not support any evidence of use for nesting birds and no old nests or evidence of nesting was recorded.

Implications for Development

4.6 The habitats on site are considered unlikely to support protected species. Furthermore the habitat types are common and widespread throughout urban areas in the UK. Changes to land use are considered unlikely to have an insignificant affect to the ecological value of site or indeed the local area.

4.7 Development on site should not be constrained with respect to the status of protected species or habitats in the local area.

4.8 The document '*BS5837:2012 Trees in relation to design, demolition and construction*' should be followed to ensure trees that are off site, on adjacent land, such as mature tree species present in Kilburn Grange Park, are protected during construction works.

Ecological Enhancements

4.9 The site is currently considered to have low ecological value, therefore the suggestions given below are seen to significantly improve the biodiversity on site as opposed to mitigate for the loss of any habitat.

4.10 Bird boxes may be incorporated into the scheme to increase the number of breeding opportunities for species such as house sparrows, starlings and swallows within the site. These can be erected on the external structure of proposed buildings or incorporated into the building's structure. Recommended boxes include:

- Schwegler 1SP Sparrow Terrace – can be fixed to the surface of the wall or incorporated into the building structure.
- Schwegler Swift nest Box (triple cavity) no 17A – this can be fixed to buildings/walls or can be embedded within the wall of a new building. These should be sited at least 6 – 7m high on the building.
- Schwegler peregrine falcon nest box – one of these should be established on the building. This box supports a built in nesting site as well as a 'balcony' to use as a perch.
- Schwegler 1N Deep Nest Box – give added nest protection from predators
- Schwegler 1B Bird Box – general purpose bird box, suitable for many species

4.11 Green walls could be implemented along a portion of the site. These could be established at ground level, or from balconies on higher levels. Green walls can provide habitat in a narrow space and are also known to cool buildings in the summer and filter pollutants from the air. Species which are recommended include ivy, clematis, honeysuckle and wild rose. Two types of green walls are available:

- Green walls can be created by planting climbing plants in the ground and training these onto the building façade or onto trellis systems such as steel cables.
- Green walls can also be created by using planted modules or mats that are attached directly to the wall. These systems support growing mediums and can be hydroponic, and normally irrigated.

- 4.12 Insect boxes can also be used within the urban environment. Such items as wooden bug boxes can be hung on fences and trees and shrubs, encouraging lace wings and lady birds into garden.
- 4.13 In the proposals there is a roof terrace. Slow growing trees like olive trees would be suitable and bring height into the structure of the design. Other species which can be used on roof terraces include; Prunus Lusitanica Lollipops and Italian Ligustrum Pom Poms which grow well kept in smart planters. Shrubs can be chosen that tolerate pruning but also should preferably be evergreen so that there is interest all year. Plants like Pinus mugo, Wollemi Pine and Cedars with their needle-like leaves are very wind tolerant as are tough leaved plants such as Hollies and Yuccas. Other species such as Kousa dogwood, Corylus avellana ‘Contorta’, Juniper ‘blue star’, Hosta ‘big daddy’, Japanese wisteria and hydrangeas. Low growing and slow growing plants such as Chamaerops Humilis palms, Festuca Glauca, Lavender and Euonymus are also easy to be kept in pots with ornamental grasses such as blue fescue and maidengrass which provide all year round cover.
- 4.14 It is considered that using some of these recommended species would significantly improve the nature conservation value of the site.

5.0 Code for Sustainable Homes Assessment

Code for Sustainable Homes

- 5.1 The Code for Sustainable Homes (the Code) is an environmental assessment method for rating and certifying the performance of new homes. It is a national standard for use in the design and construction of new homes with a view to encouraging continuous improvement in sustainable home building. The Code for sustainable homes covers nine categories of sustainable design including ecology.
- 5.2 The Code assigns one or more performance requirements (assessment criteria) to all of the environmental issues. When each performance requirement is achieved, a credit is awarded. The total number of credits available to a Category is the sum of credits

available for all the issues within it.

- 5.3 This report has been reviewed by Alexia Tamblyn MA (Oxon) MSc CEnv MIEEM FRGS. As a full member of the Institute of Ecology and Environmental Management she is defined as a 'Suitably Qualified Ecologist'.

Eco1 – Ecological Value of Site

- 5.3 One credit is available if the area of development is classed as land of low or insignificant ecological value.
- 5.4 The site consists entirely of hardstanding. The site does not support habitats which could be considered as providing opportunities for protected species. The site is class as having low ecological value; therefore **one credit can be awarded.**

Eco2 – Ecological Enhancement

- 5.5 A number of recommendations have been made within section 4 of this report. These include the use of bird boxes on the building.
- 5.6 In order to be awarded the credit under Eco 2, it is necessary to adopt all of the key recommendations within this report and 30% of the additional recommendations (see ecology report template). If these requirements are met, **one credit can be awarded.**

Eco3 – Protection of Ecological Features

- 5.7 One credit is available if precautions are taken to preserve ecological features are preserved and maintained on site, through site clearance, development and post development. The extended Phase 1 habitat survey identified the site as being of low ecological value and as no ecologically important features were identified on site, however, trees which are present in Kilburn Grange Park do require protection. As an arboriculture report has been commissioned and it is understood that the trees are to be protected during site works, **one credit may be awarded.**

Eco4 – Change in Ecological Value of the Site

5.8 The following figures have been calculated from PJC’s site visit on 1st November 2013. The site was comprised completely of hardstanding.

Table 2: Habitats present at the site prior and post development. Total Area of the site is 2000m²

Plot type	Before Development			Post Development		
	Area (m ²)	Number of species	Species Richness	Area (m ²)	Number of species	Species Richness
Hardstanding and buildings	2000	0	0	1686.45	0	0
Roof terrace	0	0	0	235.85	10	1.18
Communal garden area	0	0	0	77.7	15	0.58

5.9 The site is classed as having a species count of 6 in the before development calculation. The following values were generated from the calculation:

Ecological value of the site before development: 0.0

Ecological value of the site post development: +1.76

The difference is an increase in species of +1.76

5.10 The change in species present on site is a positive increase in species, and therefore a total of **2 credits can be awarded.**

Eco5 – Building footprint

5.12 One credit is available for Eco5 if the ratio of the internal floor area to the building footprint area is 2.5:1 or greater. A second credit is available if the ratio is 3:1 or greater. The ratio is to be calculated by the architect.

6.0 Conclusions

- 6.1 The habitats found on site during this survey are common and widespread and are of low ecological value. The site is comprised of buildings and hard standing with no naturalised habitats on site. The biodiversity of the site is low and is of low importance for its nature conservation value within the local area.
- 6.2 Recommendations for enhancements have been made within this report, aimed at improving the ecological value of the site post development. This includes use of nest boxes for the building and the use of a green wall.
- 6.3 It is considered that there are no constraints with regards to nature conservation to preclude the principle of development on this site due to the fact that no signs of protected species were found at the time of the survey and the lack of important habitats on site.
- 6.4 Code for Sustainable Homes credits have been addressed within this report and these credits will be finalised once the final layout and plans for the site have been issued.

7.0 References

Bat Conservation Trust (2012). *Bat Surveys – Good Practice Guidelines (2nd Edition)*. Bat Conservation Trust, London.

Francis Rose (1991) *The Wild Flower Key – British Isles, N.W. Europe*. Penguin Books, Middlesex.

Internet resources:

Magic Interactive Map: www.magic.gov.uk

Bing Maps: www.bing.com/maps

Appendix 1: Photographs

Photograph 1: Site entrance**Photograph 2:** One of the warehouses, note the corrugated metal roof**Photograph 3:** The inside of one of the buildings with machinery present. Note the apex of the roof exposed.

Photograph 4: The internal environment of a further building with exposed roof and a working internal environment.



Photograph 5: One of the marble storage areas.



Photograph 6: An overview of the whole of the site.




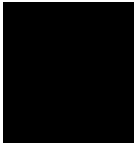
Photograph 7: The mature trees in Kilburn Grange Park located on the south eastern side of the red line boundary.



Photograph 8: Showing the wall and mature tree line and amenity grassland areas of the area in the park adjacent to the site.



Appendix 2: CFSH Template

	Code for Sustainable Homes – November 2010	
	Ecology Report Template	

Please read the following before completing the report:

- This report template is to be used by Suitably Qualified Ecologist's providing reports which address Ecology 1, 2, 3 and 4 issues. It as a mandatory requirement that this document is completed in a Code for Sustainable Homes submission of evidence.
- The appointed, licensed Code assessor is to pass this document to the appointed ecologist who conducted/ will conduct the ecology work.
- The appointed ecologist is to complete all sections of this report and return it completed with all relevant documentation in the Appendix to the assessor.
- An ecologist may have been appointed to carry out ecological site surveys and to produce an ecology report without being aware that a Code assessment has been, or is to be conducted. In this instance, the ecologist should fill in the relevant details required for the Code in this report template.
- The assessor is to use this report in conjunction with the latest version of the relevant Code Guidance and information provided by the developer / client, to carry out the assessment for the Ecology Category issues stated above.
- There are 6 sections (sections A - F) in this document.
- Section A1 requires contact details for the ecologist and developer / client; section A2 requires the development details.
- Section B1 determines whether the appointed ecologist is 'suitably qualified' (under the Code); and if not, section B2 determines whether the report has been verified by an ecologist who is 'suitably qualified'.
- Section C determines whether the findings of the report have been based on data collected from site surveys conducted at appropriate times of the year to determine whether different species are evident.
(Note: If 'No' is recorded for either Section B or C then the contents of the ecology report cannot be used to determine compliance with the Code requirements).
- Section D provides the assessor with the necessary information to base the assessment on for the various Ecology credits.
- Section E provides details of the documentation / information to be included within the appendix of this guidance.
- Section F requires the signature of the appointed ecologist who has completed this document.

**Section A1: Contact Details****Ecologist's Details**

Company name: PJC Ecology

Company address: Chapter House, Priesthawes Farm, Hailsham Road, Polegate BN26 6QU

Contact name: Alexia Tamblyn

Contact telephone number: 01323 768155

Ecology Report Reference: Land at Unity Tyres

Developer / Client Details

Company name: Aitch Group

Company address:

Contact name:

Contact telephone number:

Section A2: Development Details

BRE Reference Number:

Client Reference Number:

Development Name:

Development Address:



Section B1: Suitably Qualified Ecologist's Qualifications

Do you hold a degree (or equivalent qualification, e.g. N/SVQ level 5) in ecology or related subject?

Yes No

If Yes, please provide details:

See attached CV

.....
.....
.....
.....
.....

Are you a practising ecologist with a minimum of 3 years relevant experience within the last 5 years?

Relevant experience must clearly demonstrate a practical understanding of factors affecting ecology in relation to construction and the built environment and will include acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures, e.g. ecological impact assessments.

Yes No

If Yes, please provide details

See attached CV

.....
.....
.....

Are you bound by a professional code of conduct and subject to peer review*?

A full member of one of the following organisations will be deemed suitable: Chartered Institution of Water and Environmental Management (CIWEM); Institute of Ecology and Environmental Management (IEEM); Institute of Environmental Management and Assessment (IEMA); Landscape Institute (LI).

Yes No

If Yes, please provide details :


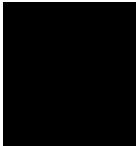
Chartered Environmentalist (CEnv) and a full member of the Institute of Ecology and Environmental Management (IEEM)

.....
**Peer review is defined as the process employed by a professional body to demonstrate that potential or current full members maintain a standard of knowledge and experience required to ensure compliance with a code of conduct and professional ethics.*

Note: If the answer to any question in Section B1 is 'No' then the ecologist writing the report does not meet the requirements of a *Suitably Qualified Ecologist* under the Code. The ecology report therefore cannot be used in the Code assessment unless it is verified by a 'Suitably Qualified Ecologist'. If this is the case, proceed to Section B2.

If the ecologist does meet the requirements of a *Suitably Qualified Ecologist*, proceed to Section C.

Section B2: Report Verification

	Code for Sustainable Homes – November 2010	
	Ecology Report Template	

If the appointed ecologist does not meet the requirements of a *Suitably Qualified Ecologist*, the report must be verified by an individual who does meet these requirements. Otherwise the ecology report cannot be used in the Code assessment.

1. The person who verifies the report must provide written confirmation that they meet the requirements of a Suitably Qualified Ecologist in accordance with Section B1 above.
2. Details on verifying an ecology report for a Code assessment:
 - The individual verifying the report must provide written confirmation that they comply with the definition of a Suitably Qualified Ecologist (as detailed above in Section B1).
 - The individual verifying the report must confirm in writing they have read and reviewed the report and found it to:
 - represent sound industry practice
 - report and recommend correctly, truthfully, and objectively
 - be appropriate given the local site conditions and scope of works proposed
 - avoid invalid, biased, and exaggerated statements.

Written confirmation from the third party verifier on all the points detailed under 1 and 2 above (for Section B2) must be included in the Appendix to this report (see Section E).



Section C: Site Survey

Have the findings of the ecology report been based on data collected from a site survey(s)?

Yes No

If yes, please provide details to confirm this (e.g. date(s) and scope of site survey(s))

An extended Phase 1 habitat survey undertaken in November 2013

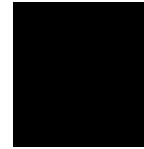
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Note: If 'No' has been answered to Question 1 of Section C the ecology report cannot be used to determine compliance with the requirements of the relevant Code credits.

On what date did/ will initial site preparation works commence? / /

Note: If the site survey was carried out after initial site preparation works commenced, the ecology report cannot be used to determine compliance with the requirements of the relevant Code credits.

Note to Suitably Qualified Ecologist and the Code assessor: The contents of the ecology report must be representative of the site's existing ecology immediately prior to the commencement of initial site preparation works.



Section D: Details from the Site Survey

Eco 1 Ecological Value of Site

Is the construction zone of low or insignificant ecological value?

The construction zone includes any land used for buildings, hard standing, landscaping, site access and any other land where construction work is carried out (or land being disturbed in any way), plus a 3 metre boundary in either direction around these areas. It also includes any areas used for temporary site storage and buildings.

Yes No

If yes, is there any land outside the construction zone but inside the development site of ecological value?.

Yes No

Please give details:

.....The site is 100% hardstanding with no features of ecological value

If yes, is it possible for all areas / features of ecological value to remain undisturbed by the construction works?

Yes No

Eco 2 Ecological Enhancement

Has the developer / client required you to provide advice and recommendations for enhancing site ecology?

Yes No

If yes, please provide a brief statement outlining all of your KEY recommendations*:

Use of planters on the roof terrace

If yes, please provide a brief statement outlining all of your ADDITIONAL recommendations*.

Erection of bird boxes on proposed building

Planting of native tree and shrub species

Use of climbing plants

Use of insect boxes

** The client / developer will be required to adopt / implement all KEY recommendations and 30% of ADDITIONAL recommendations.*



Eco 3 Protection of Ecological Features

Note: Eco 3 looks at protecting all existing features / areas of ecological value on the site and boundary area. If a feature of ecological value is to be removed as part of the development works, e.g. site clearance, then this credit cannot be achieved. If you have deemed the whole development site to be of poor ecological value then there will be no features of ecological value to protect. If the construction zone is of low ecological value but the wider site is not, give protection measures here. If there is an area(s) or feature(s) of low or insignificant ecological value you wish to advise be retained and enhanced / improved, e.g. a species-poor hedgerow to a species-rich hedgerow, then full details of this advice should be entered as a recommendation under *Eco 2 Ecological Enhancement*.

Are there any existing features/ areas of ecological value on the site or at the boundary of the site?

Yes No

The site is 100% hardstanding there are no ecological features on site. There are mature trees on the border of the site (within Kilburn Grange Park). However, these trees will not be affected by the works. An arboriculturalist report has been submitted as part of the application to ensure that they are protected during the works.

Are any ecological features to be relocated on the site?

Yes No

If yes, please provide a brief statement outlining the reasons for relocation and recommendations for protecting the ecological features:

.....

.....

.....

.....

Are there any species present on site that are protected by UK and EU law?

Yes No

Where there are species present on site protected by UK and EU law, have recommendations been provided to the developer in order to protect such species in order to comply with UK and EU law?

Yes No

Eco 4 Change of Ecological Value of Site

Are you able to provide the following information for before and after construction: habitat types and an estimate of the number of floral species present per habitat type (based on appropriate censusing techniques and confirmed planting regimes)?

Yes No

If yes, please provide the following information:

a. A brief description of the landscape and habitats surrounding the development site

The site is 100% hardstanding in the built up area of central London.

b. The total site area (*this will be the same both before and after development*): 2000m²



c. Provide details of the site before development in the table below:

Habitat Type*	Area of habitat type (m ²)	Number of species per habitat type
Hardstanding	2000	0

d. Provide details of the site after development in the table below:

Habitat Type*	Area of habitat type (m ²)	Number of species per habitat type
Hardstanding and buildings	1686.45	0
Roof terrace	235.85	10
Communal garden	77.7	15

* Habitat types will include natural areas, e.g. various grasslands and woodlands; as well as areas of the built environment, e.g. buildings, hard landscaping. The area of each habitat type when added together must always equal the total area of the development site.

Has your client / developer requested you to carry out the calculation for Eco 4 Change in Ecological Value of Site? The calculation must be carried out in line with the methodology provided in the most current version of the Code Guidance.

Yes No

If yes, please complete the tables below:

Calculation of the Ecological Value of the Site Before Development

Plot Type	Area of Plot Type [m ²]		Species [No.] (from Table 2 or a SQE*)		Species x Area of Plot Type
Hardstanding	2000	x	0	=	0
		x		=	
(1) Total site area =		x		(2) Total =	0
Species before development =					0
Total species x area of plot type / Total site area = (2)/(1) =					

Calculation of the Ecological Value of the Site After Development

Plot Type	Area of Plot Type [m ²]		Species [No.] (from Table 2 or a SQE*)		Species x Area of Plot Type
Hardstanding and buildings	1686.45	x	0	=	0
Roof terrace	235.85	x	10	=	1.18
Communal garden/planting	77.7	x	15	=	0.58
(1) Total site area =				(2) Total =	
Species after development =					1.76
Total species x area of plot type / Total site area = (2)/(1) =					

* SQE = Suitably Qualified Ecologist



Section E: Appendix

The required documentation to be included within the appendix of this guidance document will include: the ecology report; written confirmation from the verifier of the ecology report (where necessary); and any supplementary documentation, e.g. ecologist’s curriculum vitae; maps, plans, drawings, letters / emails of correspondence, etc. Please include these details along with the appropriate reference to each document in the table below:

Document	Reference
Land at Kilburn High Road and CSH Report	
Appendix 1: Site Photographs	

Section F: Signature of Validation

I confirm that the information provided in this document is truthful and accurate at the time of completion.

Name of ecologist : Alexia Tamblyn

Signature of ecologist:

Date 22/02/2014

Appendix 3: Alexia Tamblyn's CV

ALEXIA TAMBLYN MA (Oxon) MSc CEnv MIEEM FRGS

M: 07752 737 326

alexia@pjconsultancy.com

Qualifications

2011	Chartered Environmentalist (CEnv)
2008	Fellow of the Royal Geographical Society (FRGS)
2005	Member of the Institute of Ecology and Environmental Management (IEEM)
2002-2003	Imperial College, London. Masters (MSc DIC) in Environmental Technology. Ecological management, EIAs/SEAs, environmental economics, policy, law and management, stakeholder analysis and appraisal.
1996-1999	Trinity College, University of Oxford. Masters (MA Oxon) Biological Sciences. Behavioural ecology, neuroscience, sustainable development, ecological management, ecology and population biology.

Career History

PJC

April 2009 - current Managing Director

Responsibilities include developing and managing projects, staff and clients. Additionally involves line managing the ecology team, quality control of the consultancy and ensuring development of new business and projects, proposal writing and reporting; business planning, strategy development, staff recruitment, training and management.

Natural England license holder for bats, dormice and GCNs.

Experience includes working on housing developments, both private and commercial, with architects, civil engineering firms, Highways Agency (Area 4), LPAs and land managers.

JFA Associates

January 2008 – March 2009 Director of Ecology

Responsibilities include project management from initiation to completion. Developing new business UK and overseas.

Areas of expertise include:

- Project management and project and technical advisory;
- Stakeholder consultation;
- Ecological Impact Assessment (EcIA) and EIA co-ordination;
- Design, development and implementation of appropriate mitigation schemes (including Natura 2000 site mitigation, e.g. SANGS);
- Natural England licence holder for EU protected species;
- Preparation of Proofs of Evidence and participation in Planning Appeals & Inquiries, including acting as expert witness;
- Review of planning policies and environmental legislation;
- Assessment (including Appropriate Assessments) and management of European sites (e.g. Natura 2000, SPA, SAC);
- Habitat creation, translocation and long term management;
- Monitoring of habitats and protected species.
- JFA International development, including management and development of the Darwin Initiative Programme 'Waria Valley Community Conservation Programme.'

April 2006 – December 2007 Senior Ecological Consultant

Responsibilities include project management and line managing ecology team. Working on and developing new projects including:

- Bidding for work and developing proposals and new business;
- Writing and conducting EIAs;
- Developing proofs of evidence for public inquiries;
- Conducting species specific surveys (including GCNs, bats, badgers, dormice, reptiles), and obtaining NE licences;

- Conducting consultations at both community and organisational levels;
- Habitat creation and enhancement works including habitat and species long-term management plans are part of the overall project management.

Additional work includes bidding for works, developing proposals, new business and developing the international arm of JFA.

International work includes the Darwin Initiative Project 'The Waria Valley Community Conservation and Sustainable Livelihoods Programme'. This focuses on developing ecological assessment techniques, reforestation and alternative livelihoods programmes. On site visits address two key areas: (1) Education and (2) Consultation. The first embraces the essential training of scholars and staff in biodiversity assessment methodologies and lecturing at the national research institutes; the second importantly involves conducting community consultations and developing contacts in governments and PNG NGOs. Additional work includes the writing of ecological technical reports and community management plans and educational/training manuals.

October 2005 – April 2006 Ecological Consultant

Responsibilities included; surveying for protected species (including great crested newts, badgers, bats and dormice); undertaking Phase 1 habitat assessments and NVC surveys; BREEAM and EcoHomes assessments. Applying and holding licences for development works affecting European Protected Species, supporting planning applications, design habitat enhancement and creation opportunities.

Schofield Lothian Environmental

June 2005 – October 2005 Environmental Consultant

Responsibilities include the provision of general environmental management advice to corporate organisations in areas such as: environmental legal liability and compliance; insurance; waste management; EIA, ISO14001 and construction project management. Additional responsibilities include the development of environmental guidance documentation and systems relating to construction project management.

Work has involved reviewing the ecology EIA for the West London TramLink for Transport for London, working with Network Rail on sites with key ecological issues and developing Environmental Management Systems for Accord Plc, designing and implementing environmental risk management techniques for the business, including noise, waste and protected species and habitats for Tubelines and Metronet.

Coral Cay Conservation:

May 2004 – June 2005 Projects Coordinator.

Responsibilities included the running of all marine and terrestrial projects (6 in total). This included; project development, planning, finance, personnel recruitment and management, logistics and project coordination.

As CCC representative establishing strong working relationships with local partners was an important factor in project development:

- In Malaysia worked alongside the Malaysian Nature Society and Wild Asia enabling key scientific findings to be disseminated through national press and publications, supporting the case for protection of endangered land-based ecosystems and encouraging a more holistic management approach in the national parks. This has been supported by the Department of Wildlife and National Parks and the Department of Fisheries, Malaysia.
- In the Philippines consultation with the Negros Forest and Ecological Foundation Inc., the Department of Environment and Natural Resources and the University of Silliman, resulted in the development of a sustainable watershed management project on Negros Island. Further consultation with local stakeholders and community leaders resulted in the establishment of Marine Protected Areas in Leyte, and land-based restoration and regeneration of lowland forest ecosystems in Negros.
- In Papua New Guinea working alongside several NGOs and the Forestry Research Institute, we developed a project that addressed community reforestation and sustainable land management practises. The Darwin Initiative (DEFRA) supported this initiative.

As a scientific advisor I established and maintained collaborations with third party scientific institutions and persons

- Production of detailed technical reports through analysis of ecological datasets.
- Information exchange with various specialists and academics from universities ranging from Princeton to La Sierra and Singapore, regarding scientific case studies, taxonomy and scientific methodologies.

spotlighting and identification. **Natural England Great Crested Newt licence holder**

- Flora: Phase 1, permanent sample plots, plant function types and habitat mapping.

Additional Skills include:

- Technical expertise in the identification of environmental impacts and practical solutions for environmental issues
- Stakeholder consultation including PRA, RRA and stakeholder analysis
- Habitat creation and long term management techniques
- Environmental and project management skills
- Environmental auditing for risk assessment
- Understanding and extensive knowledge of environmental legislation
- Experience of ISO 14001 implementation, audit and programme development
- Computer and statistical analysis skills (PRIMER, Excel, PowerPoint etc)
- Considerable negotiation and consultation experience
- CPR and secondary care aid trained.

Publications

- **IUCN Red list:** co author on Old World Fruit Bat Action Plans for: *Nyctimene rabori* (EN), *Eonycteris spelaea*, *Haplonycteris fischeris*, *Harpioncyteris whiteheadi*, *Macroglissus minimus*, *Pteropus hypomelanus* (in prep)
- Dawson, J., Turner, C., Pileng, O., Farmer, A., McGary, C., Walsh, C., **Tamblyn, A.** and Yosi, C. Accepted. The bats (MAMMALIA, CHIROPTERA) of the lower Waria Valley, Morobe Province, Papua New Guinea. A survey and comparison across habitat types using mist nets. Australian Mammalogy.
- **Dawson, J.**, Tamblyn, A., Turner, C., and Raines, P. 2009. Waria Valley Community Conservation and Sustainable Livelihoods Programme. Annex A: Biodiversity Research Programme. Coral Cay Conservation, London. Report to the Darwin Initiative and partners 139pp.
- Dawson, J., Turner, C., Pileng, O., Farmer, A., McGary, C., Walsh, C., **Tamblyn, A.** and Yosi, C. (2011). Bird communities of the lower Waria Valley, Morobe Province, Papua New Guinea: a comparison between habitat types. *Tropical Conservation Science* Vol. 4(3):317-348
- **Tamblyn, A.**, R. O'Malley, C. Turner & T. Hughes (2009) The Bat Fauna (Mammalia Chiroptera) of Pulau Perhentian, Peninsular Malaysia. *Malayan Nature Journal*
- **Tamblyn, A.** & Turner, C.S. (in prep) An annotated checklist of the birds of Pulau Perhentian, Malaysia. *Malayan Nature Journal*.
- **Tamblyn, A.**, Turner, C. & Raines, P. (2007) Teachers Workbook and Primary School Student Workbook: Ecology, Relationships and Interactions. Coral Cay Conservation
- Sawyer, J., Turner, C. & **Tamblyn, A.** (2007) Darwin Initiative Annual Report: Waria Valley Community Conservation & Alternative Livelihoods Project. Coral Cay Conservation.
- **Tamblyn, A.**, Turner, C., & Raines, P. (2006) Malaysia Tropical Forest Conservation Project. Report of the Setiu Wetlands Phase. Coral Cay Conservation.
- **Tamblyn, A.**, Turner, C., Turner, A., & Raines, P. (2005) A comparative study of the habitats of the Upper Imbang-Caliban Watershed, the North Negros Forest Reserve, Negros, Philippines. 65pp. Coral Cay Conservation.
- **Tamblyn, A.** & Turner, C. (2005) The Hidden Secrets of the Perhentians. *Malaysian Naturalist*. Issue 59/1
- **Tamblyn, A. et al.**, (2005) Malaysian Rainforest Conservation Project: The Perhentian Phase. Coral Cay Conservation, UK.
- **Tamblyn, A.** (2004) Why bat wrestling can enhance ecological education. *Teaching Ecology Newsletter*, BES, UK.

- Maintained CCC's profile as a scientific body by writing for local and national natural history and scientific magazines
- Encouraging local university staff and students, in Malaysia and the Philippines to actively participate in scientific research programmes on local sites.
- Representing CCC at environmental conferences and workshops.

Inauguration and development of biodiversity surveys

- Assessments on methodologies required producing statistically viable ecological datasets. Including interpretation of GIS data and imagery, Phase 1 habitat mapping and other biodiversity assessment tools.
- Planning long-term projects to provide both temporal and spatial ecological datasets.

Development of alternative livelihood schemes

- Initiating capacity building elements including education programmes for communities, local schools and natural resource managers, has led to financial support from the British Ecological Society and the Darwin Initiative (DEFRA).
- Consultation with local stakeholders and NGOs on feasibility of ecotourism development.
- Advising local stakeholders and community managers of ecologically viable areas for natural resource extraction and utilisation.

Additional responsibilities include, project planning and budgeting, fundraising through grant applications and proposal submissions and staff recruitment and management.

Additional roles at CCC included:

Sep 2003 - Dec 2003 Scientific Chief Technical Advisor, Mexico.

April 2003 – July 2003 Project Scientist, Malaysia.

Jan 2002 – July 2002 Project Scientist, Philippines.

VentureCo

Jan 2004 – April 2004 Expedition Leader, South America.

- Responsible for welfare of all project members.
- Negotiations with local operators and service providers and budget accountability

BSES (British Schools Expedition Society)

July 2002 - August 2002 Chief Scientist, Peru.

- Biodiversity assessment in the Amazon Rainforest. Including mammal surveys (transect visual encounters), behavioural studies, mist netting (bats and birds), point counts and MacKinnon lists.
- Direction and motivation of science staff and volunteers
- Coordination and author of field results to be presented to Peruvian counterparts and the RGS

GACON (Ghana Association for the Conservation of Nature)

Jan 2000 – Dec 2000 Field Based Manager, Ghana.

- Establishment of sustainable development programmes in villages in the Techiman area, covering issues of fuel-efficient wood stoves, enrichment planting, biodiversity assessment and women's education.
- Consultation with local community representatives and tribal elders.
- Training local people to maintain ongoing projects.
- Feasibility Study for ecotourism project focusing on bat populations.
- Assessing areas (forest fragments) for conservation programmes.

Technical Skills

Extensive knowledge and field experience of faunal and floral biodiversity assessment techniques and identification. Including:

- Mammals: mist netting (bats), batboxes, endoscope use, Sherman trapping, Longworth trapping, visual encounter transects and mammal identification. **Natural England Bat licence holder and Natural England Dormouse Licence**
- Birds: MacKinnon Lists, point counts, transects walking, flush walks and mist netting and identification skills.
- Invertebrates: Sweep netting, feeding trapping, pit fall trapping and identification.
- Herpetofauna: tinning, visual encounter surveys, transect surveys, pit fall trapping,

- **Tamblyn, A.**, Rebelo, C., Turner, C.S., Ward, S., Littler, K., & Raines, P. (2004) Rapid assessment of the fauna and flora of Danjungan Island, Philippines. Coral Cay Conservation, UK.
- **Tamblyn, A.**, Turner, C.S., Dray, R., Ledesma, J-M., Maunder, L. and Raines, P.S. (2004). Negros Avifauna: indicators of ecological value and conservation priorities in the North Negros Forest Reserve, Negros Occidental, Philippines. Silliman Journal.
- **Tamblyn, A.**, Turner, C.S., Dray, R., and Raines, P.S. (2004). The Bats (Chiropterans) of the upper Imbang-Caliban watershed, North Negros Forest Reserve, Negros Occidental, Philippines. Silliman Journal.
- Turner, C.S., **Tamblyn, A.**, Dray, R., Gibson, C. & Raines, P.S. (2003) Malaysia Reefs and Islands Conservation Project: Report of the Terrestrial Pilot Phase. 50pp. Coral Cay Conservation, UK.
- Turner, C.S., **Tamblyn, A.**, Dray, R., Maunder, L. & Raines, P.S. (2003) The biodiversity of the Upper Imbang-Caliban Watershed, North Negros Forest Reserve, Negros Occidental, Philippines. 80pp. Coral Cay Conservation, UK.
- Hayes, B., **Tamblyn, A.** & Torres, M.E. (2002) Preliminary report on the bats of Pacaya Samiria National Reserve and Allpahuayo Mishana Reserve, Peru. Unpublished

Conference Presentations

- Turner, C.S., **Tamblyn, A.**, Sawyer, J. Yosi, C, Farmer, A., Dawson, J., Romaso, L., & Raines, P (2007). Implementing the Ecosystem Approach (Waria Valley, Papua New Guinea) to ensure alternative development drives sustainable forest management. International conference on Poverty Reduction and Forests; Tenure, Market and Policy Reforms. 3 – 7 September 2007, Bangkok, Thailand
- Turner, A., **Tamblyn, A.**, Turner C.S., O'Malley, R., Weaver, N., Roberts, H., Hughes, T. & Hardingham, S. (2005) Malaysian islands biodiversity conservation project: a collaboration with the Government of Malaysia. Student Conference on Conservation Science, University of Cambridge, UK.
- **Tamblyn, A.**, Turner, C.S. (2004) Volunteer Based Biodiversity Surveys: Informing Tropical Forest Conservation? British Ecological Society Annual Meeting and AGM. 7-9th September 2004, Lancaster.
- Turner, C.S., **Tamblyn, A.**, Ledesma, J-M., Maunder, L. & Raines, P.S. (2003) Negros Avifauna: indicators of ecological value and conservation priorities in the North Negros Forest Reserve, Negros Occidental, Philippines. Presented at the 12th Wildlife Conservation Society of the Philippines Annual Symposium and Scientific Meeting Symposium, 21-24 April 2003, Negros Occidental, Philippines.

Continued Professional Development

- I-Tree training (2010) Davey Institute, Kent, Ohio, USA
- Various IEEM Conferences and training days 2005 - current
- Climate Change and Biodiversity in the European Union Overseas Entities 7 – 11th July Reunion Islands. IUCN (2008)
- Darwin Initiative: 7th Annual Darwin Lecture and Exhibition (2006)
- Great Crested Newt Training: Conservation Licence (Dr Jonathan Denton) (2006)
- Bat Licence Training: Conservation Licence (Mike Castle, North Wales Bat Services) (2006)
- Dormouse licence Training: Conservation Licence (Dr Jonathan Denton) (2009)
- Planning Policy, Planning Developments and Law (Lawrence Graham Seminar) (2006 - 2009)
- ICRI (International Coral Reef Initiative) AGM: Seychelles (2005)
- Darwin Initiative Workshop: DEFRA (2005)
- Participatory Rural Appraisal and Stakeholder Analysis: Royal Geographic Society (2003)

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Managing Director

Date: 20/11/2013

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