

**192 HAVERSTOCK HILL**

**BELSIZE PARK  
LONDON**

**BAT SITE ASSESSMENT**



**2012**

**CLIVE HERBERT**

**Amphibian, Reptile & Mammal Conservation Limited**  
*Species protection and habitat conservation specialists*

**67A Ridgeway Avenue, East Barnet, Herts. EN4 8TL  
Tel/Fax: 020 8440 6314**

## **1. Introduction**

- 1.1 Amphibian, Reptile & Mammal Conservation Limited were contracted by Nicholas Taylor & Associates, on 9<sup>th</sup> May 2012, to undertake an initial bat site assessment of the property located at 192 Haverstock Hill, London NW3, situated at approximately National Grid Reference TQ 274 850.
- 1.2 This work was commissioned in support of a forthcoming planning application for the re-development of the site for mixed retail and housing use that will involve the complete demolition of the two existing units on the site (see photographs 1 and 2 below).
- 1.3 This assessment was, therefore, conducted as a ‘best practice’ precautionary measure to inform the planning process, since there are no previous records of bats roosting at the site (London Mammal Group / London Natural History Society, County Mammal Database – accessed 27<sup>th</sup> May 2012).

## **2. Methodology**

- 2.1 A daytime visit to the site was completed on 22<sup>nd</sup> May 2012, by the report’s author, a bat surveyor with over 25 years experience, working under *Natural England* survey licence number 20121114.
- 2.2 The objective of this daytime assessment was to view the site layout, to inspect the exterior and interior of the units in order to assess their suitability to act as a bat roost site and to conduct a detailed search for any direct evidence of current or past bat occupancy (e.g. droppings on the loft floor or staining on walls or window sills).
- 2.3 There was full access to all parts of the building for the assessment and standard 10 x 40 binoculars and an endoscope were utilised, where appropriate, to inspect the exterior and interior of the building.
- 2.4 The assessment was conducted according to current best practice standards as published in the *Bat Workers’ Manual* (2004) and in ‘*Bat Surveys – Good Practice Guidelines*’ (Bat Conservation Trust, 2012).

## **3. Constraints**

- 3.1 It is considered that there are no constraints operating on the assessment results presented in section 4 below.

## 4. Results

### 4.1 Site Description

The site, located adjacent to Belsize Park Underground Station, comprises two units. The main building is occupied by the Hampstead Emporium, with a smaller adjoining unit that is currently tenanted by Salmon Florists.

The main unit is a single-storey, timber-framed building with half brick – half wooden side walls. It has a pitched asbestos roof that is wooden-lined throughout. There are two small loft voids (see photographs 3 – 6 below).

The rear void is empty, wooden panelled and lined with carpet and with a main electric light. It is less than 2 metres in depth and less than 2 metres in height. The front void, also with a mains electric light, is slightly larger and has been used for past storage. It is of the same construction as the rear void. There is a rear extension with wooden walls that is used for storage. It has a sloping felt roof that is lined with boarding and no loft void.

The adjoining florist unit has a sloping roof, with no internal loft void, and wooden panelled walls. There is also a rear extension, comprising a felt roof that is also lacking a loft void, with chipboard walls.

There were no hanging tiles, soffits or other features on either unit that could afford typical potential bat roosting locations away from the main roofs.



Photograph 1: Front elevation



Photograph 2: Side and rear elevation



Photograph 3: Loft void – 1



Photograph 4: Loft void - 1



Photograph 5: Loft void - 2



Photograph 6: Loft void - 2

There were also no underground cellars, basements or other structures that could act as suitable winter hibernation sites.

Both units were assessed as having none of the typical structural features normally utilised by bats and they were considered to be of an extremely 'low risk' as potential roost sites.

#### 4.2 Internal Inspection

No evidence of any past bat occupancy was found during the internal inspection of the two small roof voids in the main unit.

#### 4.3 External Inspection

No evidence of any past bat occupancy was found during the detailed external inspection of either of the two units.

### 5. Summary & Recommendations

5.1 The building assessment noted that both of the units were generally of an unsuitable structure for bats and provided few, if any, potential roosting opportunities. As a result, they were assessed as being of only a 'low risk' for bats.

- 5.2 The detailed inspection of the two units confirmed that there was no evidence of any current or past occupancy of either structure by bats, notwithstanding the significant search effort made.
- 5.3 This report therefore now concludes that a summer dusk emergence survey is not required and that any planning application can be determined without further consideration to the presence of roosting bats on the site.