



44-44A Gloucester Avenue, Camden, London

BREEAM Report

SLR Ref: 418-02629-00002

February 2015

**Victoria Square Property Company Limited**

## BREEAM UK Refurbishment & Fit-Out 2014 requirements

### Ecologist's report to BREEAM

Before using this guidance and completing the form please read the following:

1. This document is to be used for BREEAM assessments, where an ecologist has been appointed and produced an ecology report as part of a proposed development.
2. As an ecologist may have been appointed to carry out ecological site surveys and produced an ecology report without being aware that a BREEAM assessment has been, or is to be conducted, the purpose of this document is to help assist BREEAM assessors relate the contents of such a report to the land use and ecology criteria of BREEAM.
3. The assessor is to request that the appointed ecologist complete all sections of this guidance and return it to the BREEAM assessor along with all relevant documentation required to demonstrate compliance with the BREEAM criteria. The assessor is to use this completed document in conjunction with the latest issue of the BREEAM to carry out the assessment of the land use and ecology BREEAM issues.
4. Section A requires contact details for the ecologist and developer/client.
5. Section B1 determines whether the appointed ecologist is 'suitably qualified' (under BREEAM); and if not, section B2 determines whether the report has been verified by an ecologist who is 'suitably qualified'.
6. 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.
7. If 'no' is recorded for either Section B or C then the contents of the ecology report cannot be
8. used to determine compliance with the BREEAM criteria.
9. Section D provides the BREEAM assessor with the necessary information to complete the assessment of the ecology related BREEAM issues.
10. Section E provides details of the documentation/information required by BREEAM as evidence of compliance.
11. Section F requires the signature of the appointed ecologist who has completed this document.

Please note: it is only the appointed qualified and licensed BREEAM assessor who can award or withhold a credit for a BREEAM assessment.

### Section A: Contact Details

Contact details
<b>Ecologist's Details:</b> DR Rachel Holmes
Company name: SLR Consulting Ltd
Company address: 83 Victoria Street London SW1H 0HW
Contact name: Dr Rachel Holmes

Contact telephone number: 0203 691 5810
Ecology report reference: 44 Gloucester Avenue. Preliminary Ecological Appraisal Report. 418-02629-00002
<b>Developer/Client Details</b>
Company name: Victoria Square Property Company Limited
Company address: c/o Montagu Evans
Contact name: Anna Russell-Smith
Contact telephone number: 020 7312 7498
<b>Development details</b>
BRE reference number (if known):
Development name: 44-44A Gloucester Avenue
Development address: 44-44A Gloucester Avenue, London, NW1 8LD

## Section B1: Ecologist's Qualifications

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

Yes

If yes, please provide details

Rachel Holmes holds the following relevant qualifications;

BSc (Hons) Environmental Biology, MSc Environmental and Resource Assessment, PhD Applied Ecology

Note: Depending on the ecological content (minimum 60%), the following degrees might be considered relevant: Ecology, Biological Sciences, Zoology, Botany, Countryside Management, Environmental Sciences, Marine and Freshwater Management, Earth Sciences, Agriculture, Forestry, Geography, Landscape Management.

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

Yes

If yes, please provide details

Rachel Holmes has worked as Ecological Consultant since 2005.

Note: Relevant experience must clearly demonstrate a practical understanding of factors affecting ecology in relation to construction and the built environment; including, acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures.

Examples of relevant experience are: ecological impact assessments; Phase 1 and 2 habitat surveys and habitat restoration.

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

Yes

If yes, please provide details

Rachel Holmes is a full member of CIEEM and a Chartered Environmentalist.

Note: 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).

Note: 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.

## Section C: Site Survey

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

Yes

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

A Preliminary Ecological Appraisal was undertaken on 20th January 2015. All habitats were mapped and assessed for their potential to support protected species. A desk study was also undertaken to collate the details of rare, notable and legally protected species and conservation sites within 1km.

The buildings had some potential to support roosting bats.

Note: The site visit(s) and survey(s) must be conducted at appropriate times of the year when it is possible to determine the presence, or evidence of the presence, of different plant and animal species.

Note: the contents of the ecology report must be representative of the site's existing ecology prior to the commencement of initial site preparation works, i.e. before RIBA stage K, Construction to Practical Completion, and after RIBA stage B, Design Brief.

If 'no' has been answered to question 1 of Section C then the ecology report CANNOT be used to determine compliance with the criteria of the relevant BREEAM ecology issues.

## **Section D: Site Survey Details**

### **LE 02 Ecological value of land and protection of ecological features**

Is the land within the 'construction zone' deemed by the suitably qualified ecologist to be of low ecological value?

No. The site is generally considered to be of low ecological value; however, the buildings provide some potential to support roosting bats. Further surveys will confirm the status of the site. If bats do not roost on the site then this credit can be awarded.

If yes, please provide a brief statement explaining how it has been deemed to be of low ecological value:

Note: The construction zone is defined as any land on the site which is being developed (and therefore disturbed) for buildings, hard standing, landscaping, site access, plus a 3m boundary in either direction around these areas. It also includes any areas used for temporary site storage and buildings.

Are there any features/areas of ecological value that fall within the site, but outside the construction zone?

No

Note: If you have deemed this area to be of low ecological value then there will be no features of ecological value to protect. However, if there is a feature(s) or area(s) of low ecological value you wish to advise be retained and enhanced, e.g. a species-poor hedgerow to a species-rich hedgerow, then full details of the protection and enhancement advice should be entered under LE 04 Enhancing site ecology. If yes, please provide a brief statement outlining the advice / recommendations given for protecting all existing features and areas of ecological value: Not applicable

### **LE 04 Enhancing site ecology**

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

Yes

If yes, please provide a brief statement outlining the advice / recommendations given on enhancing and protecting the ecological value of the site:

- Plant at least two native tree species within the landscaped areas;
- Erect three bat boxes and two bird boxes at suitable locations on the buildings. Including boxes specifically designed for house sparrow *Passer domesticus* and swift *Apus apus* (the bat boxes are in addition to any mitigation that maybe required should bat roosts be found during the bat survey).

- Incorporate an area of living roof into the scheme to provide habitats for invertebrates and birds. The establishment of native plants in this area could provide a new area of a Local Biodiversity Action Plan habitat and contribute to local biodiversity targets.
- Adopt good horticultural practice on the site using organic pesticides only.

## LE 05 Long term impact on biodiversity

Were you appointed prior to commencement of development work activities on site?

Yes

Has the client / developer given you the responsibility to confirm whether all current EU and UK legislation relating to protection and enhancement of ecology has been (or will be) complied with during the design and construction process?

Yes

If yes, please provide details on all current EU and UK legislation that relates to the site:

- The site survey indicated that there is potential for bats to be roosting in the buildings and all bats and their roosts are afforded full legal protection. Due to the potential for bats to roost in the buildings, further bat surveys should be undertaken to determine whether bats do actually use the buildings for roosting. These should comprise dusk and dawn bat survey conducted between May and September to determine whether bats are leaving or entering the buildings. Where the potential entry/ exit points to buildings cannot be observed, static bat detectors or inspections of crevices using an endoscope, may be appropriate;
- Any vegetation removal or tree pruning should take place outside of the bird breeding season (which is between March and September). If works are unavoidable during this period, a search for active nests should be undertaken by an ecologist immediately prior to removal. Furthermore, if the buildings are to be renovated between March and September, then any potential nest sites should be checked to determine if birds use them for nesting. Some works may need to be delayed if active nests are located.

Has the developer / client appointed you to produce an appropriate landscape/site ecology management plan covering at least the first 5 years after project completion?

No

Has the client / developer required you, as part of your responsibilities, to provide recommendations and advice to minimise detrimental impacts on site biodiversity?

Yes

If yes, or not applicable, please briefly explain your reasoning:

Advice has been provided on the protection of bats and birds.

Do your responsibilities to the client / developer include providing advice and recommendations for the protection of ecological features?

Yes

If yes, or not applicable, please briefly explain your reasoning:

Advice has been sought and provided on the protection of bats and birds.

Do your responsibilities to the client / developer include providing advice on the creation of a new ecologically valuable habitat, which is appropriate to the local area and is either nationally, regionally, or locally important, or supports nationally, regionally, or locally important bio-diversity?

Yes

If yes, or not applicable, please briefly explain your reasoning:

100m<sup>2</sup> of living roof will be created supporting native acid grassland plants (quaking grass (*Briza media*), crested dog's-tail (*Cynosurus cristatus*), sheep's fescue (*Festuca ovina*), red fescue (*Festuca rubra*), smaller cat's-tail (*Phleum bertolonii*), golden oat-grass (*Trisetum flavescens*), yarrow (*Achillea millefolium*), lesser knapweed (*Centurea nigra*), birdsfoot trefoil (*Lotus corniculatus*), and selfheal (*Prunella vulgaris*)) to create a Local Biodiversity Action Plan habitat.

Do your responsibilities to the client / developer include providing advice and recommendations on when site works are to be avoided so as to minimise the disturbance to wildlife?

Yes

If yes, or not applicable, please briefly explain your reasoning

Advice has been sought and provided on timing works to minimise impacts on birds and bats.

## Section E: Schedule of Evidence

Copies of the following documentation are required to support the above statements and act as evidence of compliance with the BREEAM Land Use and Ecology criteria:

1. The suitably qualified ecologists site/project specific report
2. Written confirmation from the verifier of the ecology report (where necessary)
3. Any supplementary documentation e.g. maps, plans, drawings, letters / emails of correspondence, etc.

Please include these details along with the appropriate reference to each document in the table below:



## Section F: Signature of Validation

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

Name of ecologist:  
Rachel Holmes

Signature of ecologist:

A handwritten signature in black ink, appearing to read 'R Holmes', with a long horizontal flourish extending to the right.

Date:06/02/15



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