

Douglas and King Architects

**Method Statement in Compliance with Planning Conditions 5 (part) and 15
Precautionary Working Approach to Demolition and Construction
Planning Consent Reference – 2015/2789/P**

252 Finchley Road. London. NW3 7AA

Revision A – 17th March 2016

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1.0 Introduction

This Report is Method Statement is submitted pre construction of the above development.

252 Finchley Road involves the demolition of an existing town house that has been converted in to three dwellings. A new building will be created on the site that will create 10050 sq ft of residential accommodation broken into 12 apartments. It is intended that the apartments will be sold on completion.

The site is located between 2 Grade 2 listed properties and special consideration will need to be taken in the protection of these structures. To the south is the Presbyterian St Andrews Church and to the North is a listed period apartment building.

This document outlines the recommendations submitted by Middlemarch Environmental and approved at the Planning Stage.

Additional method statements are outlined in the final section of this document.

2.0 Site Plan

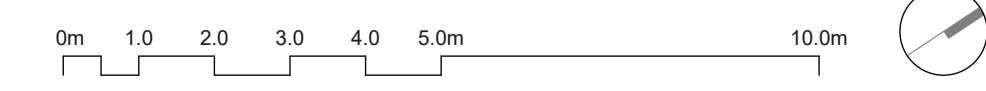


Notes:
 1. All dimensions to be checked on site.
 2. All dimensions are to masonry unless otherwise stated (ie not plaster finishes).
 3. All information is to be checked and verified by the contractor and sub-contractors for accuracy and fit.
 4. Discrepancies or omissions to be brought to the attention of Douglas & King prior to construction.
 5. Do not scale from this drawing.

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Revision	Date	Codes
A	3.05.2016	Tender issue



Project: FINC252 252 Finchley Road NW3 7AA	Client: Finchley Road Development	Drawing Title: Construction Management Plan	Scale: 1:100@A1	Date: MAY 2016
Drawing No: FINC252_DMGA_104 A			Tender Issue	

3.0 Middlemarch Environmental Recommendations.

All recommendations provided in this section are based on Middlemarch Environmental Ltd's current understanding of the site proposals (Proposed ground floor – FINc252_ga 101), correct at the time the report was compiled. Should the proposals alter, the conclusions and recommendations made in the report should be reviewed to ensure that they remain appropriate.

6.1 NATURE CONSERVATION SITES

There are no recommendations to be made in regard to nature conservation sites.

6.2 HABITATS

The following recommendations are made regarding the habitats present on site:

R1 Habitat Loss and Enhancement:

In accordance with the provision of Chapter 11 of the National Planning Policy Framework (Conserving and Enhancing the Natural Environment) and Local Planning Policy, biodiversity enhancement measures should be incorporated into the landscaping scheme of any proposed works to maximise the ecological value of the site.

- Planting of habitats which will be of value to wildlife, such as:
native seed/fruit bearing species to provide foraging habitat for mammals and birds;
nectar-rich species to attract bees, butterflies and moths;
wildflower grassland margins to provide larval food for caterpillars and to attract butterfly and moth species such as wall and small heath; and,
species which attract night flying insects which will be of value to foraging bats, for example: evening primrose *Oenothera biennis*, goldenrod *Solidago virgaurea*, honeysuckle *Lonicera periclymenum* and fleabane *Pulicaria dysenterica*.
- Inclusion of hedgehog passes under any fence lines to allow connectivity between the site and the wider area.
- Provision of nesting/roosting habitat, such as installation of nest boxes for species such as house sparrow, dense scrub for species such as song thrush, and bat boxes for species such as pipistrelle.

R2 TREES: Any trees on site, or overhanging the site, which are to be retained as a part of any proposed works should be protected in accordance with British Standard 5837: 2012 "Trees in relation to design, demolition and construction - recommendations". Protection should be installed on site prior to the commencement of any works on site.

6.3 PROTECTED / NOTABLE SPECIES

To ensure compliance with wildlife legislation and relevant planning policy, the following recommendations are made:

R3 Nesting Birds: Vegetation and building clearance should be undertaken outside the nesting bird season. The nesting bird season is weather dependent but generally extends between March and September inclusive. If this is not possible then any vegetation/buildings to be removed or disturbed should be checked by an experienced ecologist for nesting birds

immediately prior to works commencing. If birds are found to be nesting any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally.

R4 Terrestrial Mammals including Hedgehog: Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.

R5 Roosting Bats: A Daytime Bat Survey was undertaken (RT-MME-120428-02) and all recommendations within this report should be followed.

R6 Foraging/Commuting Bats: Bats are likely to use the hedgerow corridors on the site boundaries for foraging and commuting. Therefore, any lighting, either temporary or permanent, along the site boundaries should be kept to a minimum and directed away from these boundary features to maintain 'dark' areas and corridors. The lighting strategy for any future development of the site should involve the use of low level and directional lighting, such as bollard lighting, to help to minimise light spill.

R7 Herpetofauna: The clearance of suitable reptile and amphibian habitat (shrub, tree roots and any hedgerow habitat) should be undertaken under the supervision of an experienced ecologist. This will involve the clearance of vegetation in a directional manner to allow any herpetofauna to disperse and careful removal of any hibernacula. This should be completed when reptiles and amphibians are active. This is weather dependent but generally extends between March and October inclusive.

6.4 INVASIVE PLANT SPECIES

R8 Cotoneaster, Butterfly-bush and Rhododendron: To ensure compliance with the Wildlife and Countryside Act 1981 (as amended) the works must not cause these invasive species to spread

4.0 Method Statement for the Precautionary Working Approach

The contractor will be required to appoint an ecological consultant for both the demolition and construction phases of the works. The purpose of the appointment is to ensure the correct delivery of the mitigation strategy by being present at key stages and reporting the satisfactory implementation.

Habitats.

The majority of the boundary vegetation is to be retained. Heras-type fencing will be used to protect retained hedges and mature trees and works will be carried out in accordance with BS 5837:2012. The main area of proposed habitat creation is to be the planting of native rich species to encourage wildlife. These will include Hawthorn, Blackthorn, Hazel, Field Maple, Holly, Dog rose, Spindle, Wild Privot and Wych Elm. Other areas of new planting will be seeded with a wild flower mix.

Bats.

No roosting bats were identified at the site at the time of the Bat Survey submitted with the planning application. The Contractor will be required to adhere to the following procedures in the unlikely event bats are found during the demolition of the building.

- I. If the roost is still in the structure and bats are not injured, stop work and contact the appointed ecologist.
- II. If material containing a roost has been removed, the roost is not exposed and the bats not injured, temporarily seal and isolate the roost, stop work and seek advice from the appointed ecologist.
- III. If a roost has been exposed and especially if bats have been injured, stop work, collect the bats in a secure box using a glove and contact the appointed ecologist.

None of the trees on the site boundary are noted to have features that could be used by roosting bats. For the trees to be pruned to felled the Contractor is required to follow the procedures below in the unlikely event bats are found.

- IV. If the roost is still on the tree and bats are not injured, seek advice from a licensed ecologist. If help is not available, allow bats to fly out of harms way.
- V. If the timber is felled, the roost is not exposed and the bats are not injured, temporarily seal and isolate the roost and seek advice from a local ecologist.

Bat boxes are proposed to be located as part of the new development. 2 Schwegler 2F bat boxes are to be fixed to the proposed structures.

The lighting strategy for the site has been designed with consideration to foraging and commuting bats. Where lighting is used it does not exceed minimum requirements and is in the form of column lighting with full cut off directional shielding to ensure the lighting is directed only where required and light spill into adjacent areas and skyglow is minimised. Low UV lights including low UV lamps with a wavelength of 590 nm are specified to minimise direct and indirect impact on bats.

Badgers and Hedgehogs

No evidence of badgers was recorded in the planning stage ecological report. In order to ensure there is no harm or disturbance of badgers or other mammals such as hedgehogs during the construction phase of the project any trenches and other excavations will be back filled before nightfall or a ramp left to allow animals to easily exit, and any open pipes larger than 150mm should be capped off overnight. The clearance of the site will be carried out to the methods set out for reptiles, this will ensure that mammals will not be harmed.

Birds

No evidence of past nesting has been recorded on site but it is noted that the buildings and vegetation have the potential to be used for nesting. All vegetation will be surveyed for nesting birds by a suitably qualified ecologist prior to works commencing. If birds are found then the nest and surrounding habitat will be left intact until the young have hatched.

Overall the new building will not result in a significant loss of nesting site and foraging habitats for birds. The proposed hedge planting and landscape proposals will offset the loss in providing new nesting and foraging habitats, and specific nesting opportunities will be provided on the new structures in the form of sparrow terraces located in suitable locations away from direct sunlight.

Reptiles

No reptiles were recorded on site in the planning ecology report. Suitable habitats do exist in the surrounding areas and the contractor will therefore manage any suitable habitats on site to flush out reptiles into the surrounding area so that the risk of injury or death is minimised.

Under the supervision of the appointed ecologist, the contractor will first clear the site working area of the remaining vegetation with the use of strimmers and hand tools prior to the use of heavy plant on site.

The proposed building is to be created on previously developed land and areas to be lost are small in area and a suitable habitat is present in the surrounding area. No fragmentation of local reptile populations, if present will occur.

The appointed ecologist will be asked to give an induction explanation as to the ecological strategy to the contractors at the start up meeting.

Other Practical Issues.

Any open pipework with an open diameter greater than 120mm will be covered at the end of the working day to prevent animals entering and becoming trapped.