3 - 6 Spring Place

Spring Place Ltd

Preliminary Ecology Assessment

Peak Ecology

September 2016

peakecology LIMITED
ECOLOGICAL CONSULTANTS

Adern House, 1-6 Ashford Rd
Bakewell DE45 1GT

info@piercyandco.com
www.piercyandco.com

Telephone
+44 (0)20 74249611

ISSUE RECORD

Client name	Spring Place Limited
Project name	3-6 Spring Place, Camden
Project number	Arcad01
Report title	Preliminary Ecological Appraisal
Issue number	3
Date	15/09/2016
Written by	Jessica Eades MCIEEM Principal Ecologist
Checked by	Chris Grocock GradCIEEM Ecologist
Approved by	Katie Hadwin ACIEEM Ecologist

The information and advice contained in this report has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Peak Ecology is accredited under ISO9001 and as such this report follows the styles and formatting template set out within our Quality Management Form

ISO9001	QMF 32	Issue 1	Reviewed 04/03/2016

Peak Ecology Limited
Arden House
Deepdale Business Park
Bakewell
Derbyshire
DE45 1GT
01629 812511

www.peakecology.co.uk

EXECUTIVE SUMMARY

This report has been prepared by Peak Ecology Ltd on behalf of Spring Place Limited. It provides the results of a Preliminary Ecological Appraisal associated with the proposed demolition and subsequent redevelopment of 3-6 Spring Place, Camden.

The site comprises an approximately 0.222ha area of land located between Spring Place and Grafton Road in Kentish Town, London (central grid reference: TQ 28575 84997). It comprises single-storey (double height) brick warehouse buildings with multiple vehicle and pedestrian accesses onto Spring Place, as well as a single access point off Grafton Road. The building also makes use of railway arches on the western boundary.

Survey

A daytime site visit was carried out on 12th July 2016. Following standard methodology (JNCC, 2010) the survey comprised a walkover of the site to classify and map the extent of individual habitat types, based on the identification of individual plant species. The building inspection was carried out following standard methodologies set out by the Bat Conservation Trust (Collins, 2016).

Results and Evaluation

Habitat types were limited on the site, with the majority of the site being building and hard standing. There were isolated areas of tall ruderal vegetation.

This building was considered to provide **negligible potential** for roosting bats due to there being no gaps or crevices on the exterior of the building within which a bat could roost, no gaps to allow access for a bat to enter the interior of the building, and also the very light nature of the interior of the building, and the high level of disturbance due to the hours in which people are utilising the whole building.

There is moderate potential that nesting birds (predominantly feral pigeon *Columba livia domestica*) will be disturbed, and nesting sites lost by the proposed development, unless works can be undertaken in a sensitive manner. Section 5.2 provides recommendations to ensure that impacts to nesting birds are considered along with other recommendations appropriate for this site and development.

CONTENTS PAGE

LIST OF TABLES

LIST OF FIGURES

1 INTRODUCTION

1.1 Scope of Report

This report has been prepared by Peak Ecology Ltd on behalf of Spring Place Limited. It provides the results of a Preliminary Ecological Appraisal associated with the proposed demolition and subsequent redevelopment of 3-6 Spring Place, Camden. The redevelopment will involve demolition of existing buildings and structures and erection of a new (up to) six storey building (plus basement) to provide flexible office floorspace (Use Class B1) with ground floor flexible café, restaurant (Use Class A1 / A3) and event space (Sui Generis) and other associated works.

The purpose of this report is to:

- Describe the existing habitat types present within the site;
- Provide an assessment of habitat suitability for protected and/or notable species;
- Identify key ecological constraints to the proposed development;
- Provide outline recommendations for mitigation and/or avoidance measures where appropriate;
- Highlight opportunities for ecological enhancement where appropriate; and
- Confirm any further ecological surveys required, for example to confirm presence / likely absence of a specific protected species.

In relation to planning and development, this report should be read in conjunction with the reports for any additional ecological surveys that are recommended as a result of the findings of this appraisal, see Section 5 for details.

The approach to this ecological appraisal follows best practice published by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2013 & 2015) and the British Standards Institution (BSI, 2013). Details of individual survey methods and associated supporting information are provided in Section 2.

1.2 Site Description

The site comprises an approximately 0.222ha area of land located between Spring Place and Grafton Road in Kentish Town, London (central grid reference: TQ 28575 84997). It comprises single-storey (double height) brick warehouse buildings with multiple vehicle and pedestrian accesses onto Spring Place, as well as a single access point off Grafton Road. The building also makes use of railway arches on the western boundary. The railway viaduct relates to the route between Kentish Town West and Gospel Oak Mansfield Road on the London Overground line. This railway line is used by commercial/commuter trains as well as freight trains. Currently the building is being used as a vehicle servicing garage/depot, with the surrounding land use a combination of commercial and residential property.

The survey boundary is as per the redline boundary on drawing 001 provided by the client, and can be found within Appendix A. The site location is illustrated in Figure 1 below.

Figure 1: Location plan

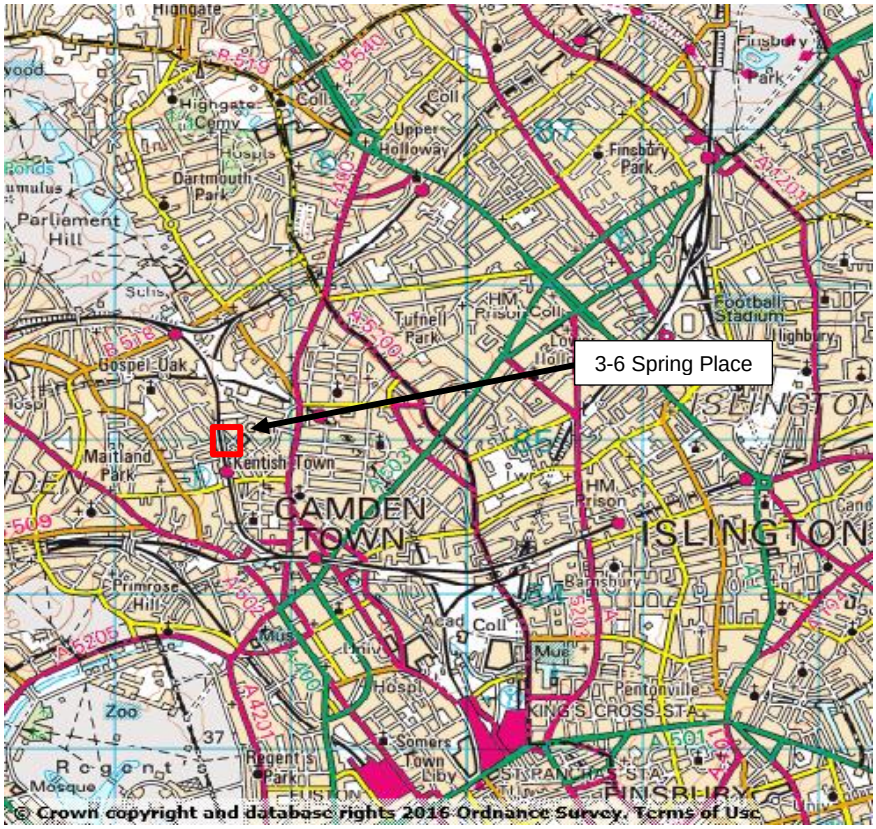
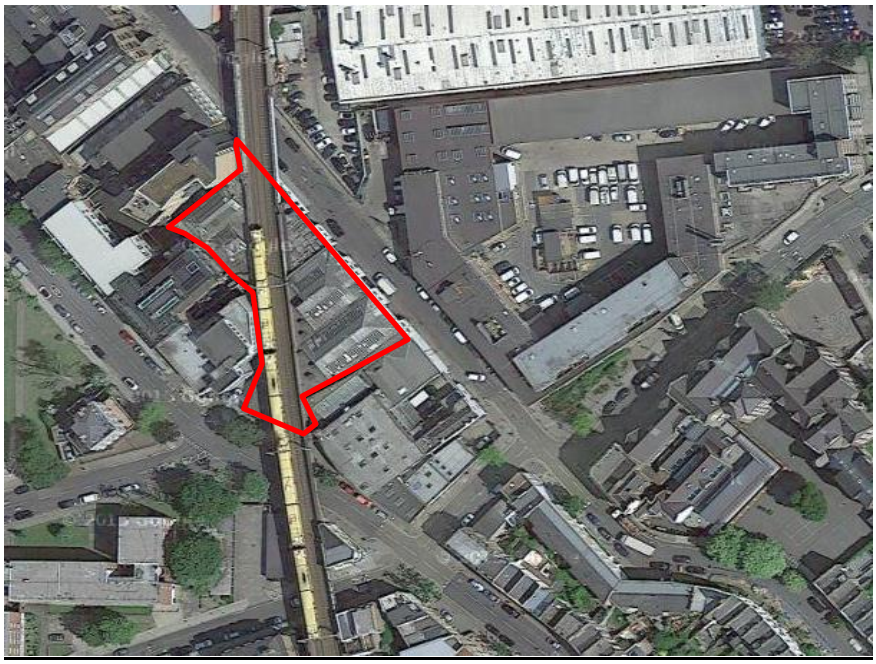


Figure 2: Redline boundary (approximate)



1.3 Proposed development

The proposed redevelopment scheme involves the demolition of existing buildings and structures on site and the construction of an office building of up to 6-storeys (plus basement). This will incorporate and use floor space under the railway viaduct arches. A small restaurant/cafe area (Class A1/A3) is also being proposed and it is intended that this will serve a dual purpose, being for tenants of the proposed building as well as for members of the public.

1.4 Planning Context

The National Planning Policy Framework 2012 requires that when assessing a planning application all Local Planning Authorities (LPAs) must consider potential impacts on biodiversity that may result from the proposals. In addition to this, county and borough councils typically have biodiversity policies within their Local Development Frameworks that they must also comply with.

In practice, this means that potential impacts on designated sites, notable species and habitats such as those listed on the UK Post-2010 Biodiversity Framework (formerly the UK Biodiversity Action Plan) and species that receive legal direct protection (typically via the Conservation of Habitats and Species Regulations 2010 (as amended) and/or the Wildlife and Countryside Act 1981 (as amended)) are all material planning considerations.

In relation to European Protected Species, the LPA requires sufficient information about likely impacts and mitigation or compensatory measures to satisfy the three Habitats Directive tests, the most relevant to ecological reports being that which relates to the Favourable Conservation Status of the species in question.

2 METHODOLOGY

2.1 Desk Study

The desk study comprised a review of existing information held by the local biological records centre and other specialist groups, as appropriate. Greenspace Information for Greater London CIC (GIGL) were contacted to obtain locations of designated sites and any existing records of protected or priority species within 2km of the site and a Site Check Report was also carried out using the online interactive mapping tools on the Magic (Multi-Agency Geographic Information for the Countryside) website to identify any statutory designated sites within the search radius.

2.2 Phase 1 Habitat Survey

A daytime site visit was carried out on 12th July 2016. Following standard methodology (JNCC, 2010) the survey comprised a walkover of the site to classify and map the extent of individual habitat types, based on the identification of individual plant species. Any evidence of invasive plants such as Japanese knotweed *Fallopia japonica* was also noted.

The extent of the habitats recorded is illustrated on the Phase 1 Habitat Plan in Figure 3.

Nomenclature for vascular plant species follows Stace (2010).

2.3 Daytime Bat Survey

The inspections were carried out following standard methodologies set out by the Bat Conservation Trust (Collins, 2016) on 12th July 2016.

An external and internal inspection of the building was carried out to identify potential access points suitable for bats and any evidence of bats. Full details of methods used during the survey can be found within Appendix B.

Also noted from the building inspections were the presence or absence of birds and evidence of nesting.

Photos were taken of external and internal features of the buildings to document findings and are included in the report.

2.4 Scoping for Protected / Notable Species

The habitats present were assessed for their potential to support any legally protected or otherwise notable species and any incidental sightings or field signs discovered during the surveys were recorded.

All British wildlife and countryside legislation, policy and guidance were taken into consideration including;

- The Wildlife and Countryside Act 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2010 (as amended);
- EC Council Directive on the Conservation of Wild Birds 79/409/EEC;

- The Protection of Badgers Act 1992;
- The Countryside and Rights of Way Act 2000;
- The Hedgerow Regulations 1997;
- The Natural Environment and Rural Communities Act 2006; and
- The UK Post-2010 Biodiversity Framework (formerly known as UK BAP).

Appendix C provides greater detail on the legislation context relevant to this site.

2.5 Surveyor

The survey was undertaken by Principal Ecologist Jessica Eades. Jessica has been a professional ecologist for over 10 years and is currently registered to use a Natural England Level 2 Class Licence for bats (Registration number: 2015-16543-CLS-CLS). She is also experienced in the use of the Phase 1 Habitat Survey methodology, identification of vascular plants and scoping assessments for protected species, and is appropriately for these types of survey based on the CIEEM competency framework (CIEEM, 2013).

2.6 Limitations

2.6.1 *3rd Party Data*

Desk study data obtained for this assessment is provided and validated by third parties therefore Peak Ecology have no control over any errors within the dataset. The data represents the information available at the date of request and a lack of records for any particular species does not necessarily indicate absence from the local area as many species are under-recorded.

2.6.2 *Survey Methods*

It should be noted that while a surveyor may be able to confirm presence of a bat roost where evidence such as droppings or feeding remains are found in accessible areas, it is not always possible to rule out presence of bats based on a daytime survey alone. Pipistrelle species *Pipistrellus sp*. in particular tend to roost in small crevices within walls or the roof structure so that evidence of their presence would not be found without carrying out a more destructive search of potential roost features.

Daytime surveys should be considered a means of identifying the suitability of a site for use by roosting bats and determining the scope of any more detailed follow-up surveys, rather than necessarily comprising the full extent of survey that may be required.

Please make note that Peak Ecology and its surveyors are not structural engineers, and any references made to the condition of the building is made purely from the point of the bat survey. Any reports from structural engineers as to the condition and fabric of the building should take precedence over any comments made by Peak Ecology regarding the condition of the building.

Based on the identification of individual plant species, the Phase 1 Habitat Survey provides sufficient information to enable classification of broad habitat types; however, it does not constitute a detailed botanical survey. Plant species lists compiled by this type of survey should not be considered definitive as not all species will be apparent at all times of year.

The scoping assessment for protected species highlights habitats and features suitable for protected species and notes any incidental sightings or field signs discovered; however, it should not be interpreted as providing a comprehensive presence / likely absence survey for any individual species.

2.6.3 *Access*

Access was granted for all areas during the survey, however due to the height of the building and due to the London Overground line passing over the top if the building, the exterior of the roof was not able to be viewed at the time of the survey.

The structure of the roof could clearly be seen using aerial photography, with the structure of the roof also being view from the interior of the building.

2.6.4 *Survey Timing and Conditions*

The survey was undertaken during optimal weather conditions being clear, warm and dry. July is considered an optimal time for both habitat and protected species surveys, as most botanical species will be evident and faunal species will be active.

2.6.5 *Lifespan of Data*

The results and recommendations contained within this report are considered to be valid for up to two years from the date of survey, assuming that there are no significant changes to the site condition or management within this period. After this period, or should the site conditions change, an update may be required in order to inform ecological constraints to development proposals and/or accompany a planning submission.

3 RESULTS

3.1 Desk Study

3.1.1 *Designated Sites*

There are no statutory designated sites within the search area. There are two non-statutory local designations, Local Nature Reserves (LNR); Belsize Wood and Camley Street Nature Park. GIGL also noted that there are 25 Sites of Importance for Nature Conservation (SINC), a non-statutory local designation, although the specific details of these sites were not provided. Further details of the LNR's are provided in the table below.

Table 1: Designated sites identified during the desk study

Name	Status	Reason for Designation	Approximate distance & Direction from site
Belsize Wood	LNR	Broad insect and plant diversity.	1km WNW
Camley Street Nature Park	LNR	Raise status of site as educational and social resource.	2km NW

The adjacent London Overground line Railway line can be considered a wildlife corridor as it provides a linear feature which could be utilised by several faunal species to travel throughout the wider area.

3.1.2 *Protected / Notable Species*

The table below provides a summary of the species records received from GIGL that are considered most relevant to the site and/or proposals. The full dataset is not included here but is available on request.

Table 2: Summary of protected and notable species records relevant to the site and/or proposals

Species	Approximate location of closest record and date of record	Approximate location of most recent record and date of record	Total Number of Records
Bats			
Bat species	0.7km to N, 12-10-2009	1.2km to N, 07-2008	15
Brown long-eared bat *Plecotus auritus*	1.8km to W, 14-06-2009	Same	1
Common pipistrelle *Pipistrellus pipistrellus*	0.5km to N, 05-2012	2km to N, 05-07-2014	159
Daubentons' bat *Myotis daubentonii*	1.5km to N, 04-06-1993	1.8km to N, 05-05-2010	45
Leislers' bat *Nyctalus leisleri*	0.8km to N, 25-092002	1.6km to N, 09-2011	6
Myotis bat *Myotis spp.*	1km to N, 31-08-2007	2km to N, 25-08-2009	19
Nathusius' pipistrelle *Pipistrellus nathusii*	1.9km to N, 09-2012	Same	8
Natterers' bat *Myotis nattereri*	1.8km to SW, 31-08-2007	Same	9

Species	Approximate location of closest record and date of record	Approximate location of most recent record and date of record	Total Number of Records
Noctule bat *Nyctalus noctula*	0.5km to N, 06-2012	1.3km to N, 09-2012	68
Nyctalus bat *Nyctalus spp.*	0.8km to N, 08-09-2002	1.5km to N, 2010	11
Pipistrelle species *Pipstrellus spp.*	0.7km to N, 27-08-1986	1.7km to N, 27-08-2008	74
Serotine bat *Eptesicus serotinus*	1.5km to N, 15-04-2009	Same	1
Soprano pipistrelle *Pipistrellus pygmaeus*	0.8km to N, 25-09-2002	2km to N, 05-07-2014	82
Other species			
European Hedgehog *Erinaceus europaeus*	0.5km to NW, 1999	1.4km to N, 23-05-2015	78
Grass snake *Natrix natrix*	1.8km to N, 07-2008	Same	1

3.2 Phase 1 Habitat Survey

The individual habitat types recorded at the site are described under the sub-headings below, with the location and extent of each illustrated on the Phase 1 Habitat Plan shown on Figure 3 along with relevant photos of the site presented in Appendix D. Habitat types were limited on the site, with the majority of the site being building and hard standing.

No evidence was found of any invasive plant species such as Japanese knotweed.

3.2.1 *Building*

The site was dominated by the single-storey (double height) brick warehouse building, which incorporates the railway arches of the railway overhead. The building appeared to be of a red brick construction which had been painted white. There appeared to be a number of extensions to the building particularly on the west side (Grafton Road) of the building. The roof was predominantly multi-pitched in construction using what appeared to be corrugated asbestos sheeting with corrugated plastic sheeting used to allow light to penetrate through to the interior of the building. The extensions were predominantly flat roofed as can be seen using aerial photography. The junction between the pitched and flat roofs could not be seen from ground level due to the height of the building.

There were four large roller doors located along the Spring Place side of the building in addition to a number of windows of varying sizes which had metal meshing affixed to the exterior. Around some of the windows were in-fill areas of pebbledash and render, where it would appear larger window were once previously positioned.

The building is discussed in greater detail with respect to its potential to support protected species within Section 3.3 below.

3.2.2 ***Hardstanding***

A small area of hardstanding bordered the site along Spring Place and Grafton Road. Along Spring Place this was in the form of an approximately 1-1.5m wide pedestrian footpath made of paving slabs associated with the adjacent road.

Along Grafton Road some of the area was covered with paving slabs forming the pedestrian footpath associated with the adjacent road, although this area does extend wider with paving slabs where this side of the building is located further back from the road.

3.2.3 ***Tall ruderal vegetation***

There was very little vegetation about the whole site. That present, is very isolated, growing from a small crack between the pavement and the building, and along ledges on the roof. The building remained the main habitat type in these areas, with the footprint for the vegetation being very minimal.

A total of six separate butterfly bush *Buddleja davidii* were located either on ledges of the external wall adjacent to Spring Place, or located on the roof itself. It is likely that these have spread from the adjacent railway, as a number of butterfly bush were noted along the length of the railway line.

Within the junction between the building and the paving slab hardstanding, there were occasional isolated areas where tall ruderal vegetation has grown up through the cracks. Only two species were observed in this area, with the species observed being annual meadow-grass *Poa annua* and broad-leaved willowherb *Epilobium montanum.*

Figure 3: Phase 1 Habitat Plan

[This page has been left intentionally blank. See overleaf for Phase 1 Habitat Map]

528500

528600

185000

8

7

1 to 21

34.8m

Works

6

Works

3 to 5

116 to 124

110 to 114

104 to 108

Ward Bdy

108a

CR

73

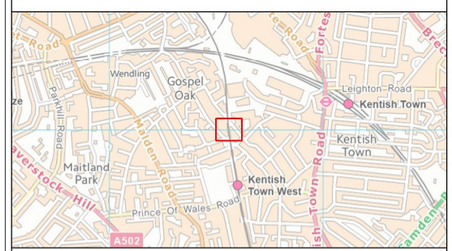
34.1m

102

33.7m

Map Legend

	Site boundary
	Building
	Hardstanding
	No access - overground railway line
	Tall ruderal



0 5 10 20 m

peakecology LIMITED
ECOLOGICAL CONSULTANTS

Head Office: Arden House, Deepdale Business Park, Bakewell, Derbyshire. DE45 1GT. T: 01629 812511.
Strathclyde Office: Gibbsyard, Auchincruive Estate, Ayr . KA6 5HN. T: 01292 521211

Project	Spring Place, Kentish Town [Arcad01]
Figure	Extended Phase 1 Habitat Survey - July 2016
Client	Arcadis

Date	Reviewer	Version	Scale	Size
25/07/16	MP	1.0	1:350	A3

3.3 Protected / Notable Species Assessment

3.3.1 *Bats*

All brickwork and mortar appeared to be in good condition, with small, seemingly superficial cracks present above the concrete lintels above the four, metal, roller doors and above several of the windows on the eastern side of the building (Spring Place). None of these cracks were of a size that could be used by a roosting bat. The windows on the eastern side of the building were all closed at the time of the survey and are externally covered by fine, metal mesh to prevent vandalism. There were a number of air vents/ducts which protruded from the windows and wall; however each of these was covered by a metal cowling and appeared to be cobwebbed when inspected closely.

Internally there was a suspended ceiling enclosing the multi-pitched roof, however a number of ceiling tiles were missing which allowed a clear view into the roof space. The roof void appeared to be very light, due to the corrugated plastic sheeting allowing light to penetrate into the interior of the building. The roof void was heavily cobwebbed showing that neither bats nor birds had been flying around within the space. The flat roof sections had a very small void (less than 20cm in height) which was largely filled with electrical wiring, pipework and ducting. The base of the roof appeared to be a mixture of wooden boarding and chip board from what could be seen internally. This void was again cobwebbed showing that neither bats nor birds had been flying around within the space.

The roller doors on the eastern side of the building (Spring Place) were tight to the brickwork, with several having a secondary plastic roller door within the interior immediately behind the metal roller door. When closed there were no gaps around the sides or base of the doors, with only the top of the door appearing to be open. However the interior of this gap appeared to be heavily cobwebbed therefore showing that this gap had not been used recently by either birds or bats to gain entry into the interior of the building.

Windows on the western side of the building (Grafton Road) were open slightly at the time of the survey. Each of these windows had an external metal roller shutter. When outside of working hours, these windows are shut and the metal roller shutters are secured shut. When shut, the roller shutters are tight to the building with no gaps present.

There was an emergency exit which leads onto Grafton Road. There was a small gap (approximately 2cm high) that ran along the top of the door. This door may potentially allow access into the interior of the building, as it was free of cobwebs; however the top of the door appeared dusty. If a bat had used this gap to gain access into the building, there would have been a clear area within the dust where the bat had been crawling through the gap. There was no evidence of bats found on either side of this door.

Internally much of the building was relatively dust and cobweb free with the exception of the railway arches. Internally the railway arches are very damp with large areas covered by plastic sheeting or corrugated plastic to divert water away from the vehicles stored within the building and to create a more comfortable working environment for those working in the building. There were also thick cobwebs located within the junctions between the archways and the main section of the building.

There were twelve flood lights positioned along the top of the roof along Spring Place which we were informed are turned on each evening at dusk for security reasons, and remain on until the early hours of the morning, as the site building is in use from the hours of 7am through until 2am.

As the building is in constant use throughout the year between the hours of 7am and 2am the following morning, there is only a maximum of a five hour window when the building is unoccupied with no internal lighting.

3.3.2 ***Birds***

The interior of the building showed no signs of being used by nesting birds. Due to the high level of disturbance throughout the interior of the building, there is negligible potential for birds to nest within the interior of the building. The exterior did offer some features which could be utilised by nesting birds in the form of a thin decorative ledge which ran the length of the east side of the building (Spring Place), and on the roof and between the gullies on the roof which could not be seen from ground level.

3.3.3 ***Other Protected and/or Notable Species***

Due to a lack of suitable habitats, the site is not considered likely to support any other protected or notable species.

4 EVALUATION

4.1 Desk study

4.1.1 *Designated Sites*

Statutory and non-statutory sites are considered unlikely to be negatively affected by the development due to the distance from the site and the highly urban setting within which the site is located.

The adjacent London Overground Railway line can be considered a wildlife corridor, and as such recommendations have been made within Section 5 to ensure that no adverse effects occur during the development works at the site.

4.1.2 *Species*

Although there are several records for notable and protected species within 1.5km of site, it is considered highly unlikely that species other than common birds or bats are likely to utilise the site due to the lack of suitable habitat able to support other species.

4.2 Habitats

The site comprised building and hardstanding, which are discussed in relation to their value for protected species in Sections 4.3 below. There were small areas of tall ruderal vegetation which occurred occasionally across the site where there was a junction between the hardstanding paving and the building, or on the roof of the building.

The botanical species present are common and wide spread throughout the local and wider area. These habitats are very isolated within the site and are species poor in their composition (areas with one or two species as a maximum species count). The areas of vegetation were considered to be of low ecological value.

4.3 Protected / Notable Species

4.3.1 *Bats*

This building was considered to provide **negligible potential** for roosting bats due to there being no gaps or crevices on the exterior of the building within which a bat could roost, no gaps to allow access for a bat to enter the interior of the building, and also the very light nature of the interior of the building, and the high level of disturbance due to the hours in which people are utilising the whole building.

The survey effort undertaken as part of this survey has been sufficient to have confidence of the negative results, showing that bats are not using the building.

4.3.2 *Nesting Birds*

There is moderate potential that nesting birds (predominantly feral pigeon *Columba livia domestica*) will be disturbed, and nesting sites lost by the proposed development, unless works can be undertaken in a sensitive manner. Section 5.2 provides recommendations to ensure that impacts to nesting birds are considered.

4.4 Other protected species

No evidence of protected species was found during the site survey. The habitats on site, being hardstanding and building, being surrounded by active roads and further hardstanding and buildings, would likely preclude their presence.

5 RECOMMENDATIONS

5.1 Avoiding Harm to Bats

In the highly unlikely event that bats are discovered during works on site, works must pause and a suitably qualified ecologist consulted as to how best to proceed.

5.2 Nesting Birds

It is a legal requirement, under the Wildlife and Countryside Act 1981 (as amended) that all active bird nests, their eggs and young are protected from harm. Therefore, work must ensure there are no impacts to active nests. Timing works to ensure they are conducted outside the breeding bird season, i.e. during the period from September to February inclusive would minimise the potential for encountering active bird nests. If works must commence within the breeding bird season then an ecologist should conduct an inspection of the building (including all areas of the roof) to ensure that no birds are nesting at the time. If an active nest is identified, then works must pause until such a time that any chicks have fledged and are no longer dependent upon the adult birds.

Feral pigeons, however can nest year-round. Therefore, in the first instance, prior to works, it will be necessary to inspect the building to confirm if any active nests are present. Any areas not in use should be blocked, or covered with netting to prevent birds returning to use them.

5.2 Lighting

A sensitive lighting scheme will need to be designed for the post-development site. This will need to ensure that the wildlife corridor associated with the railway which may be used by bats as flight lines or for foraging, and any bat boxes which may be installed as part of ecological enhancement (See Section 5.2) remain unlit. Light shields may be required to prevent light spillage into these areas, or the use of low level, downward angled, low intensity bulbs.

5.3 Ecological Enhancement

The National Planning Policy Framework recommends that all developments incorporate ecological enhancement where possible therefore consideration should be given to the following suggestions.

- Although no bats were found to be roosting in the building during the survey, the addition of bat boxes on any new building would increase the roosting opportunities on site, such as 2 x 2F Schwegler Bat Box with double front panel, and 1 x 1FD Schwegler Bat Box developed specifically for smaller bats such as common pipistrelles *Pipistrellus pipistrellus*.

6 REFERENCES

British Standards Institution (2013) BS42020:2013 Biodiversity – code of practice for planning and development. BSI Standards Ltd, London

Chartered Institute of Ecology and Environmental Management (2013) *Competencies for Species Surveys in Britain and Ireland; Overview*. CIEEM, Winchester. Online [Available at] http://www.cieem.net/competencies-for-species-survey-css-

Chartered Institute of Ecology and Environmental Management (2013) *Guidelines for Preliminary Ecological Appraisal*. CIEEM, Winchester

Collins J. (ed) (2016) Bat Surveys For Professional Ecologists: Good Practice Guidelines (3rd Edition). Bat Conservation Trust, London.

Department for Communities and Local Government (2012) *The National Planning Policy Framework*. http://www.communities.gov.uk/publications/planningandbuilding/nppf

Joint Nature Conservation Committee (2010) Handbook for Phase 1 Habitat Survey: a technique for environmental audit. JNCC, Peterborough.

Multi-Agency Geographic Information for the Countryside Website. http://www.magic.gov.uk/

RSPB (2015) *Birds of Conservation Concern 4*. RSPB, Sandy, Beds.

Stace, C.S. (2010) *New Flora of the British Isles, 3rd edition*. University Press, Cambridge.

APPENDICES

APPENDIX A : Site Boundary

[This page has been left intentionally blank. See overleaf for Site Boundary Map]

Notes

This drawing is copyright Piercy&Company.
Do not scale from this drawing.
All dimensions and levels to be checked on site by the contractor and such dimensions to be his responsibility.
Report all drawing errors, omissions and discrepancies to the architect.

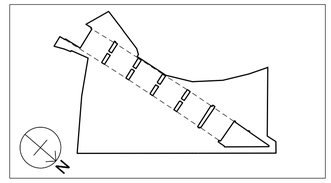
DISCLAIMER
This document may be issued in an editable digital CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version as a record of the original file. It is for those parties making such alterations and/or additions to ensure that they make use of current background information.

Piercy&Company accepts no liability for either: any such alterations and/or additions to the background information by others; or any other changes made by others to the architectural content of the background information itself.

Boundary Key

- Proposed application boundary
- Unknown ownership

Rev	Date	Description
A	07.07.16	Existing Boundaries
-	07.07.16	First Drawn



Project
3-6 Spring Place

Client
Brockton Capital

Date
07.06.16

Scale
1:150 at A1
1:300 at A3

Ground Floor
Existing General Arrangement Plan

Drawn	Checked	Approved
JMG	IM	PJ

Drawing Status
For Information

Project	Discipline	Level	Series	Dwg No	Rev
13498	A	L00	03	001	A

122 Arlington Road
London NW1 7HP

Telephone
*44(0)2074249611

info@piercyandco.com
www.piercyandco.com

Piercy&Company

APPENDIX B : Assessment Method for Bats

Following current good practice guidelines (Collins (ed) 2016), the assessment comprised a visual inspection of each of the trees and built structures, for the latter including any internal areas such as roof voids or cellars. For ease of reference, each structure was numbered B1, B2, B3 etc and trees were numbered T1, T2, T3 etc.

The location and description of any features such as holes, crevices or internal voids that could potentially be used by roosting bats was recorded and a search was made for any evidence of bat presence such as droppings or feeding remains. Binoculars, ladders, high powered torches and endoscopes were used where necessary to facilitate more detailed inspection of individual features.

Based on the number, location and type of any potential roost features, structures and trees were categorised as having negligible, low, moderate or high potential for roosting bats, or confirmed roost where direct evidence of bat presence was encountered. Evaluation of roost potential is necessarily subjective and relies on the professional judgment of the surveyor; however, the table below provides a useful guide to how this is informed.

Table 3: Examples of characteristics that inform assessment of roost potential

Status	Typical characteristics
Negligible potential	• Modern construction / immature trees • Lack of access points for bats • Situated within very poor quality foraging habitat • High levels of external lighting
Low potential	• Small number of minor hole / crevice features suitable for opportunistic roosting • Lack of roof voids or small cluttered roof spaces • Features obscured by dense cobwebs • Unlikely to support breeding or hibernating bats • Situated within poor quality foraging habitat
Moderate potential	• One or more hole / crevice features suitable for roosting, e.g. damaged soffits, uneven roof tiles • Access into large, dark internal spaces such as roof voids • Trees with small fissures and crevices in dead wood suitable for day roosting • Situated within or near to moderate/good quality foraging habitat

Status	Typical characteristics
High potential	• Old buildings / mature or veteran trees • Trees with woodpecker holes or deep fissures and crevices in dead wood • Structures with large, uncluttered roof voids • Traditional brick, stone or timber framed barns • Features suitable for large numbers of bats and/or several different species • Types of structure suitable for hibernation, e.g.caves, tunnels, ice houses etc • Low level of disturbance by humans • Little / no external lighting • Situated within good quality foraging habitat
Confirmed Roost	Bats seen or heard within the roost feature during the survey Bat droppings, particularly if piled rather than scattered Feeding remains such as moth wings Existing record of roost at that location

Table 4: Guidance for assessing the overall value of potential development sites for bats (Collins (ed), 2016)

Site Status	Description
Increasing site value for bats ↓	• No features likely to be used by bats • Small number of potential roost sites but unlikely to be suitable for maternity roosts or hibernacula • Isolated habitat that could be used by foraging bats • Isolated site not connected by prominent linear features to suitable other/adjacent foraging habitats • Several potential roost sites in buildings, trees or other structures • Habitat suitable for foraging bats (e.g. trees, water, scrub, grassland present) • Site is connected with the wider landscape by features that could be used by foraging/commuting bats (e.g. gardens backed by scrub or line of trees) • Buildings, trees or other structures (e.g. caves or underground structures) of particular significance for roosting bats • Site includes high quality foraging habitat (e.g. broadleaved woodland, tree-lined watercourses, parkland with mature trees and rough grass) • Site is connected with the wider landscape by strong linear features that could be used by commuting bats (e.g. hedgerows, river valleys) • Site is close to known roosts • Bats recorded or observed using an area for foraging or commuting close to a potential roost

APPENDIX C : Relevant Legislation

The following text provides information on the key legislation, which is applicable to this survey.

The main wildlife legislation in the UK is as follows:

European Legislation

The relevant sections of the EC Directives and international conventions are summarised below:

- EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitat Directive 1992) as amended (92/43/EEC)

The Directive requires Member States to introduce a range of measures including the protection of species listed in the Annexes. The 189 habitats listed in Annex I of the Directive and the 788 species listed in Annex II, are to be protected by means of a network of sites. Once adopted, these are designated by Member States as Special Areas of Conservation (SACs), and along with Special Protection Areas (SPAs) classified under the EC Birds Directive. The Habitats Directive introduces the precautionary principle; that disturbance to the designated sites can only be permitted having ascertained no adverse effect on the integrity of the site.

- EC Directive on the Conservation of Wild Birds (Birds Directive 1979) as amended (79/409/EEC)

The main provisions of the Directive includes; the maintenance of the favourable conservation status of all wild bird species across their distributional range.

- Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)

The Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1000 wild animal species.

UK Legislation

The sections of UK legislation considered to be of relevance include:

- The Conservation (Natural Habitats, and c.) Regulations 2010 (as amended)

This transposes the Habitats Directive into national law. The Regulations provide for the designation and protection of 'European sites', and the protection of 'European protected species.

- The Wildlife and Countryside Act 1981 (as amended) (WCA)

This consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive) in Great Britain.

- The Countryside and Rights of Way Act 2000 (CRoW)

This act strengthens wildlife enforcement legislation.

- The Protection of Badgers Act 1992

Species-Specific Legislation

Species specific legislation is provided in the table below:

Table 5: Species-Specific Wildlife Legislation

Feature/Species	Legislation	It is an offence to:
Plants	Sch. 8 Wildlife and Countryside Act 1981 (as amended)	• Pick; • Uproot; • Trade; • Possess (for trade) Any wild plant listed.
Invasive weeds – Japanese knotweed, Himalayan balsam,	Sch. 9 Wildlife and Countryside Act 1981 (as amended)	• Allow to spread.
Breeding birds	Wildlife and Countryside Act 1981 (as amended). Countryside and Rights of Way Act 2000.	• Kill; • Injure; • Take; any wild bird, their eggs or nest (with the exception of those on Sch. 2).
Specially protected birds	Sch. 1 Wildlife and Countryside Act 1981 (as amended).	As above but includes: • Disturbing birds at their nest, or their dependent young.

Feature/Species	Legislation	It is an offence to:
Badgers	The Protection of Badgers Act 1992	• Wilfully kill, injure, take, or cruelly ill-treat a badger, or attempt to do so; • Possess any dead badger or any part of, or anything derived from, a dead badger; • Intentionally or recklessly interfere with a sett by disturbing badgers whilst they are occupying a sett, damaging or destroying a sett, causing a dog to enter a sett, or obstructing access to it. A badger sett is defined in the legislation as "*any structure or place, which displays signs indicating current use by a badger*".
Bats	Sch. 5 Wildlife and Countryside Act 1981 (as amended). Conservation of Habitats and Species Regulations 2010 (as amended).	• Intentionally or deliberately kill, inure or capture (or take) bats: • Deliberately disturb bats (whether in a roost or not); • Recklessly disturb roosting bats or obstruct access to their roosts; • Damage or destroy bat roosts.
Common reptiles	Sch. 5 Wildlife and Countryside Act 1981 (as amended). Countryside and Rights of Way Act 2000.	Deliberate or reckless: • Killing; • Injuring • Sale.
Smooth snake and sand lizard	Sch. 5 Wildlife and Countryside Act 1981 (as amended). Conservation of Habitats and Species Regulations 2010 (as amended).	• Kill; • Injure; • Disturb • Destroy any place used for rest or shelter.

In addition, species and habitats listed on the UK Post-2010 Biodiversity Framework (formally the UK BAP) are also considered. Details on these species and habitats can be found at: http://jncc.defra.gov.uk/page-5705.

Protected Sites

A network of protected sites, at varying levels, have been put in place across the UK. Further details are provided below;

International importance

- Natura 2000

Natura 2000 is the name of the European Union-wide network of nature conservation sites established under the EC Habitats and Birds Directives. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

- Special Areas of Conservation (SAC)

SACs are designated under the EC Habitats Directive. The Directive applies to the UK and the overseas territory of Gibraltar. SACs are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs in terrestrial areas and territorial marine waters out to 12 nautical miles are designated under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). New and/or amended Habitats Regulations are shortly to be introduced to provide a mechanism for the designation of SACs and SPAs in UK offshore waters (from 12-200 nm).

National importance

- Sites of Special Scientific Interest (SSSI)

The SSSI series has developed since 1949 as the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. Most SSSIs are privately-owned or managed; others are owned or managed by public bodies or non-government organisations. The SSSIs designation may extend into intertidal areas out to the jurisdictional limit of local authorities, generally Mean Low Water in England and Northern Ireland; Mean Low Water of Spring tides in Scotland. In Wales, the limit is Mean Low Water for SSSIs notified before 2002, and, for more recent notifications, the limit of Lowest Astronomical Tides, where the features of interest extend down to LAT. There is no provision for marine SSSIs beyond low water mark. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs have been renotified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and the Nature Conservation (Scotland) Act 2004.

Regional/local importance

- Wildlife Sites

Local authorities for any given area may designate certain areas as being of local conservation interest. The criteria for inclusion, and the level of protection provided, if any, may vary between areas. Most individual counties have a similar scheme, although they do vary. These sites, which may be given various titles such as 'Listed Wildlife Sites' (LWS), 'County Wildlife Sites' (CWS), 'Local Nature Conservation Sites' (LNCS), 'Sites of Importance for Nature Conservation' (SINCs), or Sites of Nature Conservation Importance' (SNCIs), together with statutory designations, are defined in local and structure plans under the Town and Country Planning system and are a material consideration when planning applications are being determined.

APPENDIX D : Site Photographs

No.	Description	Photograph
1	Building – taken from Spring Place	
2	Building – taken from Spring Place, clearly showing the London Overground line	
3	Building – taken from Grafton Road, showing the flat roof extension	
4	Building – taken from Grafton Road, showing the pedestrian access	

No.	Description	Photograph
5	Hardstanding paving along the footpath on Spring Place with a typical example of the tall ruderal vegetation present	
6	Typical view of the interior of the building, clearly showing the degree of internal lighting within the building and the plastic sheeting to divert dripping water away from working areas