the ecology partnership

Preliminary Ecological Appraisal

12 Ingestre Road
London Borough of Camden

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LIABILITIES:

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

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations 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 The Ecology Partnership was commissioned by BK Rabadiya Construction Ltd to undertake a preliminary ecological appraisal (PEA) of 12 Ingestre Road, in the London Borough of Camden.

1.2 The scope of the present PEA is:

- to identify the potential of the site to support protected and invasive species;
- to describe the habitat types and plant communities;
- to assess impacts on protected species, statutory and non-statutory sites of nature conservation interest and priority habitats, in particular where these have legislative or planning implications; and
- to advise on ecological mitigation and enhancement as necessary.

1.3 The assessment complies with guidance from the industry's chartered institute (CIEEM 2013) and British Standards on biodiversity in relation to planning and development (BS 2013).

1.4 This report presents: the PEA methodology in section 2; the results in section 3; and the implications, if any, for development in section 4. Conclusions from the report are presented in section 5.

Site context and status

1.5 The site, shown in context in Figure 1 below, covers c1800m^2 or c0.18ha of the building and grounds of 12 Ingestre Road, within the former Ingestre Road Estate, in the northeast of the London Borough of Camden. In the immediate vicinity is a mix of modern (post 1970s) buildings and nineteenth century terraced cottages. Within 100m, the main semi-natural habitats are lines of trees between Burghley Road and Ingrestre Road and on the cuttings of the railway land 50m to the north, which is designated of Borough Importance for nature conservation (see Section 3.3 below). Some 500m to the north is the edge of the

extensive green space of Hampstead Heath (see Figure 2), which with its mix of woodland, heathland and lakes is of Metropolitan Importance for Nature Conservation and in part, at the ancient woodland of Hampstead Heath Woods, a statutorily designated Site of Special Scientific Interest (SSSI).

Figure 1: Approximate location of the red line boundary

Description of Proposed Development

1.6 The proposals are but understood to be the demolition of the exisisting buildings and construction of new redisdential developments. For the purposes of this PEA all of the site's building and grounds are assumed to be removed.

Planning Policy and Local Biodiversity Action Plans

1.7 National and local planning policies may have an effect on the proposed development. The following paragraphs identify relevant planning policies and discuss these in the context of the site.

1.8 Under the Natural Environment and Rural Communities (NERC) Act 2006, "*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*". In order to comply with this 'Biodiversity Duty', planning decisions must ensure that they adequately consider the potential ecological impacts of a proposed development.

1.9 In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principle importance for conserving biodiversity. These were known as BAP habitats and species. The UK BAP lists of priority species and habitats remain an important and valuable reference certainly at county levels. However, the UK Post 2010 Biodiversity Framework (published 2012) has succeeded BAP. It was produced by JNCC and Defra, on behalf of the Four Countries' Biodiversity Group (4CBG), through which the environment departments of all four governments in the UK work together to achieve the 'Aichi Biodiversity Targets' and the aims of the EU biodiversity strategy.

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. 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'.*

1.11 The London Plan's **Policy 7.17 Biodiversity and Access to Nature** includes the statement that development proposals should:

a. *wherever possible make a positive contribution to the protection, enhancement, creation and management of biodiversity; and*

b. *prioritise assisting in achieving targets in biodiversity action plans (BAPs).*

1.12 **The Camden Local Plan** was adopted in July 2017. **Policy A3 Biodiversity** states that

"The Council will protect and enhance sites of nature conservation and biodiversity. We will:

a. designate and protect nature conservation sites and safeguard protected and priority habitats and species;

b. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;

c. seek the protection of other features with nature conservation value, including gardens, wherever possible;

d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;

e. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;

f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;

g. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;

h. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and

i. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden."

1.13 Specifically for **trees and vegetation**, Policy A13 states that: "*The Council will protect, and seek to secure additional, trees and vegetation.*

We will:

j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;

k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;

l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;

m. expect developments to incorporate additional trees and vegetation wherever possible."

1.14 The Local Plan's guidance on **Ecological Surveys** is as follows:

"*Our supplementary planning document Camden Planning Guidance on sustainability sets out when the Council will require ecological surveys, the level and scope of detail required and the times in which they should be carried out. These surveys are used to identify important habitat features. It is expected that an ecology scoping survey will be required on all major sites unless the Council has specifically agreed it is not.*"

1.15 The Local Plan's guidance **on enhancing nature conservation** value notes, *inter alia*, that "*In many developments, it should be feasible to incorporate biodiversity enhancing measures. These can deliver a wide range of environmental and social benefits. This includes retrofits of existing buildings, subject to impacts on heritage assets and amenity. Potential responses including biodiverse-rich landscaping, sustainable urban drainage systems, 'species features' such as bird and bat boxes, artificial roosts for bats, tree planting and green roofs and walls. The Council will negotiate the provision of biodiverse living roofs in all suitable developments. Front gardens also provide an opportunity to provide soft landscaping (planting) which can improve biodiversity as well as enhancing the character and attractiveness of the area.*". Also "*Al enhancement measures,*

including the provision of natural greenspace, should contribute to the delivery of the BAP (Biodiversity Action Plan) and green infrastructure strategies"

1.16 The provision of "living roofs" and green walls is further supported by Camden's supplementary planning guidance **CPG3 Sustainability**, which notes; "*the Council will expect all developments to incorporate brown roofs, green roofs and green walls unless it is demonstrated this is not possible or appropriate. This includes new and existing buildings*." CPG 3 provides detailed advice on appropriate design.

1.17 The Borough's current BAP is the **Camden Biodiversity Action Plan 2013-2018**. It has three broad actions, of which **Action 2: Built Environment** is of key relevance here. Action 2 notes that "*The main opportunities for providing biodiversity enhancements in the built environment are:*

- *living roofs and walls;*
- *biodiversity enhancing landscaping;*
- *installation of artificial nesting and roosting sites;*
- *sustainable drainage systems (SuDS);*
- *trees.*"

1.18 Camden's supplementary planning guidance **CPG3 Sustainability** provides detail of the evidence, including field data, required for the determination of a planning application that may affect biodiversity and guidance on best practice for biodiversity enhancement.

2.0 Methodology

Desktop Study

2.1 A data search was requested from Greenspace Information for Greater London (GiGL) for information on sites and species of nature conservation interest within 1km of the site (http://www.ecountability.co.uk/ecdatasearch/RE1_description.html).

Preliminary Ecological Appraisal

2.2 A preliminary ecological appraisal was undertaken on the 27th September 2017 by ecologist Paul Robinson BSc (Hons) MRSB. The surveyor identified the habitats present,

following the standard 'Phase 1 habitat survey' auditing method developed by the Joint Nature Conservancy Council (JNCC). The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map (JNCC 2010). In addition, the dominant plant species in each habitat were recorded. The potential for the site to support protected species was also assessed. The level of survey detail was also designed to comply with Camden's requirements through **CPG3 Sustainability**.

Protected and Invasive Species Assessment

2.3 The site was also inspected for indications of the presence of protected and invasive species, as follows:

- Evidence of breeding birds, following British Trust for Ornithology categories of possible, probable and proven breeding activity (https://www.bto.org/volunteer-surveys/birdatlas/methods/breeding-evidence);
- Evidence of bat roosts, using the classification of features in Collins (2016) and requirements of Camden's CPG3;
- Evidence of reptiles, following Gent & Gibson (1998) and Froglife (1999); and
- A search for invasive plant species, defined as included on Part II Schedule 9 of the Wildife and Countryside Act 1981, as amended or EU Regulation 1143/2014 on Invasive Alien Species, including Japanese Knotweed (*Fallopia japonica*), which is frequent in London. The report also considers species included in the non statutory London Invasive Species Initiative (LISI, http://www.lomdonlisi.org.uk/).

Limitations

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

2.5 No internal inspection of buildings for bats was made. The date of the visit is outside of the period of March to August inclusive within which most breeding bird activity occurs, therefore birds could have nested in the site's buildings and departed.

3.0 Results

Desktop Study

Statutory sites

3.1 The site does overlap any statutory designated areas. There is one Sites of Special Scientific Interest (SSSI) within 2km of the site; Hampstead Heath Woods, 1.8km to the northwest. This is cited as an example of high forest, with an "exceptional structure" of abundant mature and over-mature canopy trees with associated dead wood invertebrate fauna (https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1003451.pdf).

3.2 Within 2km of the site is one Local Nature Reserves (LNR); Belsize Wood LNR, 1.3km to the southwest. This is a small stand of secondary woodland.

Non-statutory sites and areas

3.3 Sites of Importance for Nature Conservation Importance (SINC) are recognised by the Greater London Authority and the London borough councils as important wildlife sites. There are three tiers of site:

- Sites of Metropolitan Importance;
- Sites of Borough Importance (borough grade I and grade II); and
- Sites of Local Importance.

Areas of Deficiency (AoD) are defined as built up areas more than 1km actual walking distance from an accessible Metropolitan or Borough site.

Table 1: SINCs within 1km of the red line boundary

SNCI	Distance (m) from site	Level of designation	Reason for designation
Hampstead Heath	400 northwest	Metropolitan	A mix of ancient and secondary woodland, acid grassland and heathland, with nationally rare woodland invertebrates and London notable plants.
Highgate Cemetery	750 north	Metropolitan	Victorian cemetery with secondary woodland and a number of London notable plants, also of educational importance.
Kentish Town City Farm, Gospel Oak	40 north	Borough I	The section of this SINC adjacent to the site is the railway sidings, which have large stands

Railsides & Mortimer Terrace Nature Reserve			of secondary Sycamore and Silver Birch woodland, scrub, tall herbs and grassland.
Dartmouth Park Hill and Reservoir	600 northeast	Borough I	A covered reservoir with a mix of grassland communities, including acid grassland, and a recently planted hedge.
Junction Road Railway Cutting	400 northeast	Borough I	Secondary Sycamore and Ash woodland, scrub and tall herb vegetation, forming a part of the railway land which provides much of the Borough's semi-natural habitat.
Foxham Gardens	900 northeast	Local	A small, but imaginatively landscaped park with a good diversity of native trees and shrubs, of value for common birds and invertebrates.
Tufnell Park Primary School Gardens	900 east	Local	School garden with a nature area, which includes an attractive pond, with breeding common frogs, used for pond dipping.

3.4 The level of designation, distance from the site and reasons for designation of nearby SINCs is presented in Table 1. Within 1km of the site are two Metropolitan, three Borough Grade I and two Local sites. The site is not in an Area of Deficiency due to the proximity of Hampstead Heath Metropolitan Site, which is accessible to the public and within the required walking distance of the site.

Priority habitats

3.5 A number of habitats are defined as of principal importance for nature conservation in England and listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, as amended. Six Section 41 habitats occur within 1km (Figure 2, below). **Lowland Mixed Deciduous Woodland**, is represented by extensive stands at Hampstead Heath and Highgate Cemetery Metropolitan Sites, with smaller stands on the adjacent railway land. **Hedgerows** occur at Hampstead Heath and **Standing Waters** are represented by the lakes in Hampstead Heath Metropolitan Site. Satellite imagery revealed no ponds within a 250m radius of the red line boundary. Natural England's habitat mapping service shows most of Hampstead Heath to be **Lowland Heathland**. This is an error. (http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx). There

is some heathland restoration, but more extensive are stands of the priority habitat **Lowland Dry Acid Grassland**.

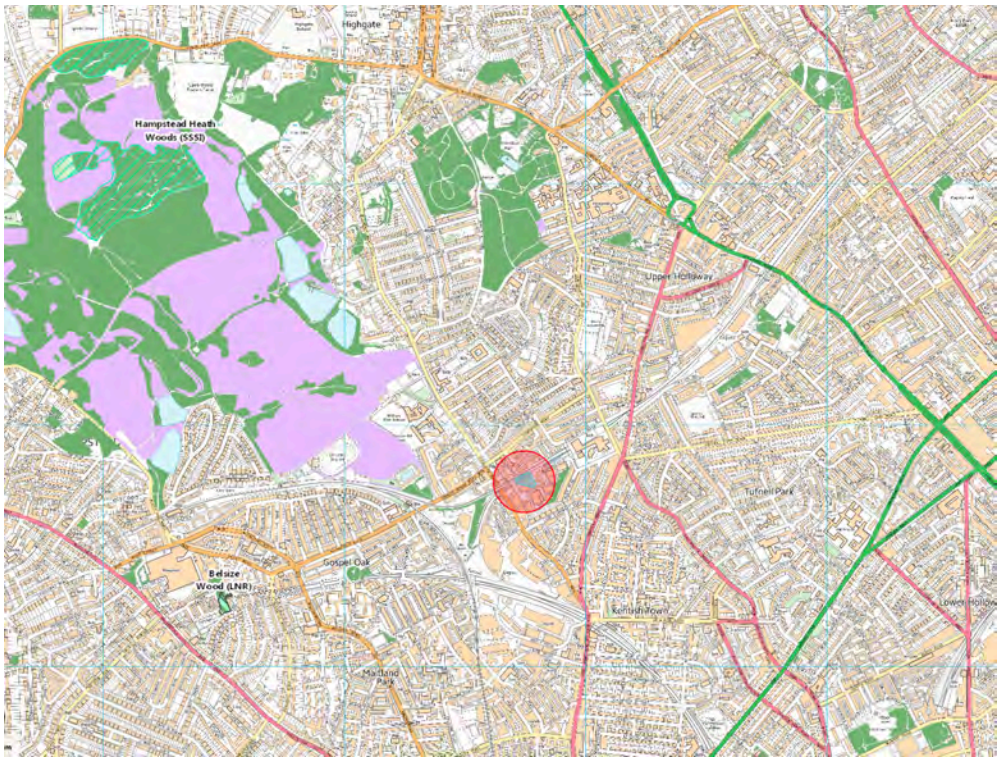

Figure 2: The site (red) in context, showing the location of areas of the priority habitats Deciduous Woodland (green), Lowland Heathland (purple, but see section 3.5 above) and Standing Water (blue).

Protected species

3.6 The full results of a 1km data search for protected species requested from the GiGL are in Appendix 3. A summary of relevant data for the main species and groups are presented below. Only records within the last ten years have been used within the summary text.

Bats

3.7 The data request produced records of four resident species within 1km: Common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalis nocula*) and Daubenton's (*Myotis daubentonii*). The two pipistrelle species, which use buildings for roosts, were recorded within 300m of the site.

Reptiles and amphibians

3.8 The data search returned no records of reptiles or of great crested newt within 1km.

Other notable species

3.9 The London Biodiversity Action Plan priority breeding bird house sparrow (*Passer domesticus*) nests in buildings in the Borough and has been recorded breeding within 100m of the site in recent years. The Section 41 species hedgehog (*Ericaceus ericaceus*) is recorded from within 100m. Notable plants and invertebrate records within 1km mostly refer to Hampstead Heath.

Phase 1 Habitat Survey

3.10 The Phase 1 survey of the site recorded eight habitats, namely (with their Phase 1 identifier codes in parentheses):

- Scattered tree(s) – coniferous (A3.2)
- Amenity grassland (J1.2)
- ephemeral/short perennial (J1.3)
- Introduced shrub (J1.4)
- Wall (J2.5)
- Buildings (J3.6)
- Bare ground (J4)
- Other – hard-standing (J5)

Vegetation

3.11 Of the site's c1800m^2, less than 5% (<90m^2) is vegetated. The remainder is the site's buildings and concrete or paving stone forecourts, walkways and pavements. There are three areas of more than 1m^2 continuous vegetation. Facing Ingestre Road is a raised bed of planted **introduced shrub**. In the central courtyard, abandoned flower beds have a few large examples of butterfly-bush (*Buddleja davidii*) and an ephemeral flora. A sunken courtyard at the southern end of the building has an abandoned lawn and shrubbery. The lawn remains predominantly perennial rye-grass (*Lolium perenne*). The shrubbery has some more butterfly-bush and the site's one **tree**; an immature Cypress (*Thuja spp.*). These abandoned areas of landscaping and places where some soil has accumulated between

paving stones and at the foot of walls have small patches of **ephemeral/short perennial vegetation**. A non-exhaustive search recorded 38 "wild" (*sensu* Stace 2010) plant species in this habitat. Typically, this flora was a mix of native and alien species. More frequent species included water bent (*Polypogon viridis*), shaggy-soldier (*Galinsoga quadriradiata*), petty spurge (*Euphorbia peplus*), annual meadow-grass (*Poa annua*), American willowherb (*Epilobium ciliatum*), smooth sow-thistle (*Sonchus oleraceus*) and common Michealmas-daisy (*Aster x salignus*).

Invasive species

3.12 No statutory invasive species were present. Two invasive species of concern in London (LISI) were recorded; butterfly-bush and shaggy-soldier.

Protected species

Bats

3.13 The external examination of the buildings and the site's one tree (an immature conifer) identified no features likely to support bat roosts (Collins 2016). The site's building (see photos in Appendix 2) is flat roofed, therefore lacking tiles and gable ends. The gap between the roof and wall is a shallow, inverted U-shape, with no recesses suitable for roosts. Under Camden's guidance in CPG3 (page 101 "Local Requirements for Protected Species: Criteria and Indicative Thresholds (Trigger List) for when a Survey and Assessment is required") a bat survey would not be required. It is considered that the site has negligible potential for bat roosts.

3.14 The site has very limited foraging potential for bats, due to the lack of vegetation. The line of mature trees adjacent to the site have some bat foraging and commuting potential, due to their maturity and connection to other lines of street trees. The tree line is therefore likely to be used at least occasionally by bats, but to have no more than local value due to the presence of much similar quality habitat.

Reptiles

3.15 The site's hard-standing provides no substrate for burrowing for reptiles, the site is isolated, with no habitat links to the nearest known reptile site and the GiGL data search

recorded no known reptile sites within 1km, although the nearby railway land may support reptiles. It is therefore considered that reptiles do not occur on the site.

Breeding birds

3.16 No breeding birds were recorded. The late season of the visit (see section 2.5) means that bird species breeding on the building could have completed their nesting and not been evident. However, the buildings had few visible structures that could support breeding birds. It is considered unlikely that house sparrow (*Passer domesticus*), the only London Biodiversity Action Plan priority species that could breed here, occurs, as suitable breeding sites on the building were not present and this species is usually resident and therefore expected to have been recorded in September if there was a breeding colony.

Other Species

3.17 The sites habitats are not considered to support a range of other species, due to the lack of suitable features. As such the site is not considered suitable for great crested newts, badgers or dormice and these are not considered any further.

4.0 Discussion

Ecological Value of the Site

4.1 The habitats present on site are common and widespread and are considered to be of limited ecological value. The site is not designated for its ecological value and does not lie adjacent to any designated sites. As such no impacts on any designated sites within the wider landscape are predicted.

4.2 The site does lie within 40m of an SINC which is considered to be of Borough Importance Grade 1. This area is the Kentish Town City Farm Gospel Oak Railside and Mortimer Terrace Nature Reserve that forms a large area of rail side land. The red line boundary will not result in the loss, fragmentation or isolation of this designated linear habitat, and indeed no direct impacts or indirect impacts are considered as a result of the redevelopment of the site.

4.3 In terms of local plan policy, policy A3 Biodiversity, identifies the need for development to consider impacts on surrounding habitats, including green corridors, and on site habitats. The site does not support any rare or protected habitats and is considered unsuitable for a range of protected species. As such the redevelopment is in line with local policy. Enhancements for the site have been included in the report.

4.4 Policy A13 is specific to trees and vegetation. The site lacks any mature trees and only one induvial Cyprus tree is present on site. The remaining vegetation is a mixture of native and non native species, typical of unmanaged landscape.

4.5 This report has been commissioned in line The Local Plan's guidance on Ecological Surveys. The ecological survey has been required in order to assess the potential of the site to support protected habitats and species within the red line boundary, and identified if there are any potential impacts resulting from the development.

4.6 The survey identified no ecological constraints on site clearance, due to the absence of protected species and habitats.

4.7 The site was not considered to be suitable for supporting a range of protected species, such as common reptiles or amphibians due to the lack of suitable habitat and the fragmented and isolated nature of habitats within the redline boundary. There are no trees present on site bar an immature Cyprus tree and as such it is considered that there are no opportunities for bats roosting in trees.

4.8 The site supported a single building. This building supported flat roofs and no features such as hanging tiles, weatherboarding which was warped or gable ends. As such it is considered that the buildings have 'negligible' potential to support roosting bats. It is considered that no further surveys are required for the building and the building can be demolished without concerns with regards to bats.

4.9 The vegetated habitats are, beyond any breeding bird value, of low interest, in containing common plant species with stable or increasing populations in England, classified as of **Least Concern** (Stroh *et al.* 2014). No mitigation is required.

4.10 There are no Camden Biodiversity Action Plan priority habitats or species on the site.

4.11 There is always the potential for active bird nests in buildings and the survey, towards the end of the period of bird nesting activity, could have overlooked species that had nested and departed. Best practice would be to avoid demolition of the buildings until after the end of August and if clearance is within the period of March to August inclusive to have a suitably qualified ecologist on site, who would advise on delaying clearance if necessary, if any active nest is found (BS 2013).

Biodiversity Enhancement

4.12 The site should meet the Borough's requirements for biodiversity enhancement, regardless of the lack of current baseline biodiverstiy interest. Specifically:

Policy A3 Biodiversity states that the Council will:
d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed; and

m. expect developments to incorporate additional trees and vegetation wherever possible.

CPG3 Sustainability states that "*the Council will expect all developments to incorporate brown roofs, green roofs and green walls unless it is demonstrated this is not possible or appropriate. This includes new and existing buildings*."

4.13 In order to support local planning policy ecological enhancements should be incorporated into the redesign of the site. There is real opportunity to provide significant biodiversity gains within the redevelopment. Recommendations for site specific enhancements are given below.

4.14 Planting trees within the development or on the street would also greatly enhance the ecological value of the site as well as provide aesthetic value. Planting should include native species of value to wildlife such as hazel (*Corylus avellana*), hornbeam (*Carpinus betulus*) and rowan (*Sorbus aucuparia*).

4.15 Nest boxes should be installed in order to provide new nesting opportunities for birds and to achieve ecological enhancements in line with policies set out by the Local Planning Authority. These can be inserted into the building and become integral with the design. Such boxes include;

- Schwegler brick nest boxes. The box can be installed flush with the outside wall and can be rendered or covered so that only the entrance hole is visible. This box is shown below in figure 3:

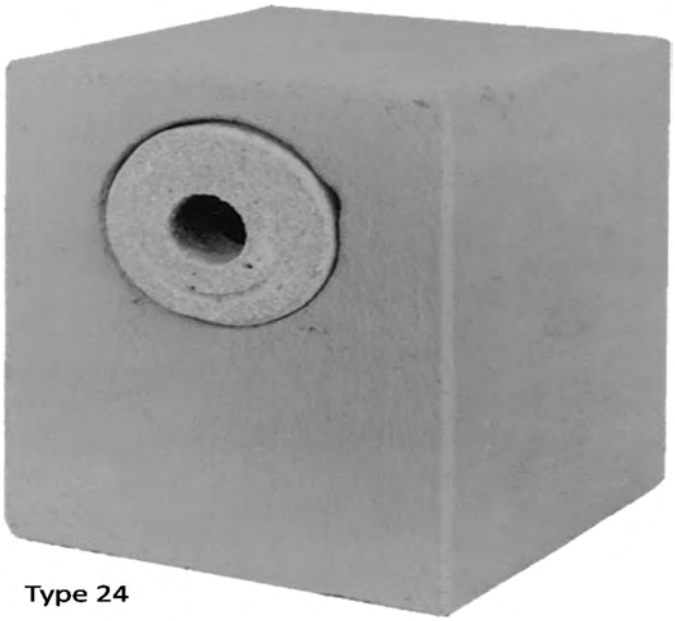

Figure 3: Integral Schwegler Brick Nest Box

4.16 The use of raised beds and planters could be incorporated into the design of the scheme where green space on site is limited. Native nectar-rich species should be planted to benefit invertebrates which are in turn food sources for other species including birds and bats. Species can include chamomile (*Anthemis nobilis*), honeysuckle (*Lonicera periclymenum*), jasmine (*Jasminum officinale*), lavender (*Lavendula vera*), mint (*Mentha piperita*), rosemary (*Rosmarinus officinalis*), sage (*Salvua officinalis*), sweet pea (*Lathyrus odoratus*) and thyme (*Thymus vulgaris*).

4.17 Green roofs could be incorporated into the master plan and would be considered a significant enhancement to the site and the surrounding environment. Living roofs are also encouraged by local planning policy as discussed above. They provide opportunities for a range of invertebrates and bird species as well as floral species. Green roofs are also installed for sustainable drainage purposes, countering climate change, improving building performance as well amenity value, alongside health and wellbeing.

4.18 Areas of green roof can be planted with a wildflower mix. A recommended wildflower mix would include species such as agrimony (*Agrimonia eupatoria*), kidney vetch (*Anthyllis vulneraria*), common knapweed (*Centaurea nigra*), wild basil (*Clinopodium vulgare*), Viper's bugloss (Echium vulgare), lady's bedstraw (*Galium verum*), perforate St John's wort (*Hypericum perforatum*), wild candytuft (*Iberis amara*), field scabious (*Knautia arvensis*), rough hawkbit (*Leontodon hispidus*), oxeye daisy (*Leucanthemum vulgare*), common toadflax (*Linaria vulgaris*) birdsfoot trefoil (*Lotus corniculatus*), musk mallow (*Malva moschata*), wild marjoram (*Origanum vulgare*), hoary plantain (*Plantago media*), cowslip (*Primula veris*), wild mignonette (*Reseda lutea*), wild clary (*Salvia verbenaca*), small scabious (*Scabiosa columbaria*), bladder campion (*Silene vulgaris*), dark mullein (*Verbascum nigrum*).

4.19 Sedum mats can also be planted on roofs, providing instant greening of buildings. The sedum mats can include the following species:

- *Sedum album*, which forms a thick mat and supports white cluster flowers;
- *Sedum spurium*, which forms a low mat with fleshy purple leaves;
- *Sedum reflexum;* which forms a dense mat of blue foliage with yellow flowers;
- *Sedum acre,* a low creeping succulent plant;
- *Sedum anglicum,* a small succulent in different shades of pink;
- *Sedum kamtschaticum,* a tough sedum and drought resistant with dark green leaves;
- *Sedum hispanicum,* a low sedum with silver blue leaves.

5.0 Conclusions

5.1 A Preliminary Ecological Appraisal of c0.18ha of the building and grounds of 12 Ingestre Road, in the London Borough of Camden, was carried out in September 2017. The assessment comprised a Phase 1 habitat survey and desk study. The main objectives were to identify any legislative or planning constraints relating to ecology and to advise of ecological mitigation and enhancement.

5.2 Most of the site comprises the un-vegetated building and hard-standing. Approximately 90m^2 or less than 5% of the site is vegetated: a mix of an ephemeral/short perennial vegetation that has developed on cracks in paving stones; planted shrubbery; a neglected lawn of amenity grassland and neglected flowerbeds with alien scrub (butterfly-bush); and one immature conifer. The flora, with 38 species recorded, consists of a number of common native and alien species typical of London waste ground.

5.3 The surrounding land is urban residential, but is not in an area of deficiency for nature conservation, due to the nearby publically accessible Hampstead Heath, designated of Metropolitan Importance for nature conservation.

5.4 The site's buildings have negligible potential for bat roosts and low potential for breeding birds. The grounds have no potential for other protected species and have no invasive plant species.

5.5 There is no ecological constraint on development, other than the general proviso that demolition of the buildings and clearance of the taller vegetation (tree and alien scrub) should take place outside of the breeding birds season (March to August inclusive) to avoid the risk of damage to active bird nests, or within the breeding bird period under supervision from a suitably qualified ecologist, with the risk that the discovery of active nests could result in delays to demolition.

5.6 There is no functional link between the development site and nearby Sites of Importance for Nature Conservation (SINC), therefore no effects on such SINCs.

5.7 Opportunities for ecological enhancement should aim to meet the Borough's planning guidance that new developments should where possible seek to enhance biodiversity; specifically through the provision of green or brown roofs, living walls, trees and bat and bird boxes on the buildings where possible.

6.0 References

BS. 2013. BS 42020. *Biodiversity. Code of practice for planning and development*. British Standards Institute.

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

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Froglife (1999). *Reptile survey, An introduction to planning, conducting and interpreting surveys for snake and lizard conservation.* Froglife advice sheet 10, http://www.froglife.org/advice/sheets/htm

Gent, A. and Gibson, S. (1998). *Herpetofauna Workers' Manual*. Peterborough, UK. Joint Nature Conservation Committee.(http://jncc.defra.gov.uk/page-3325)

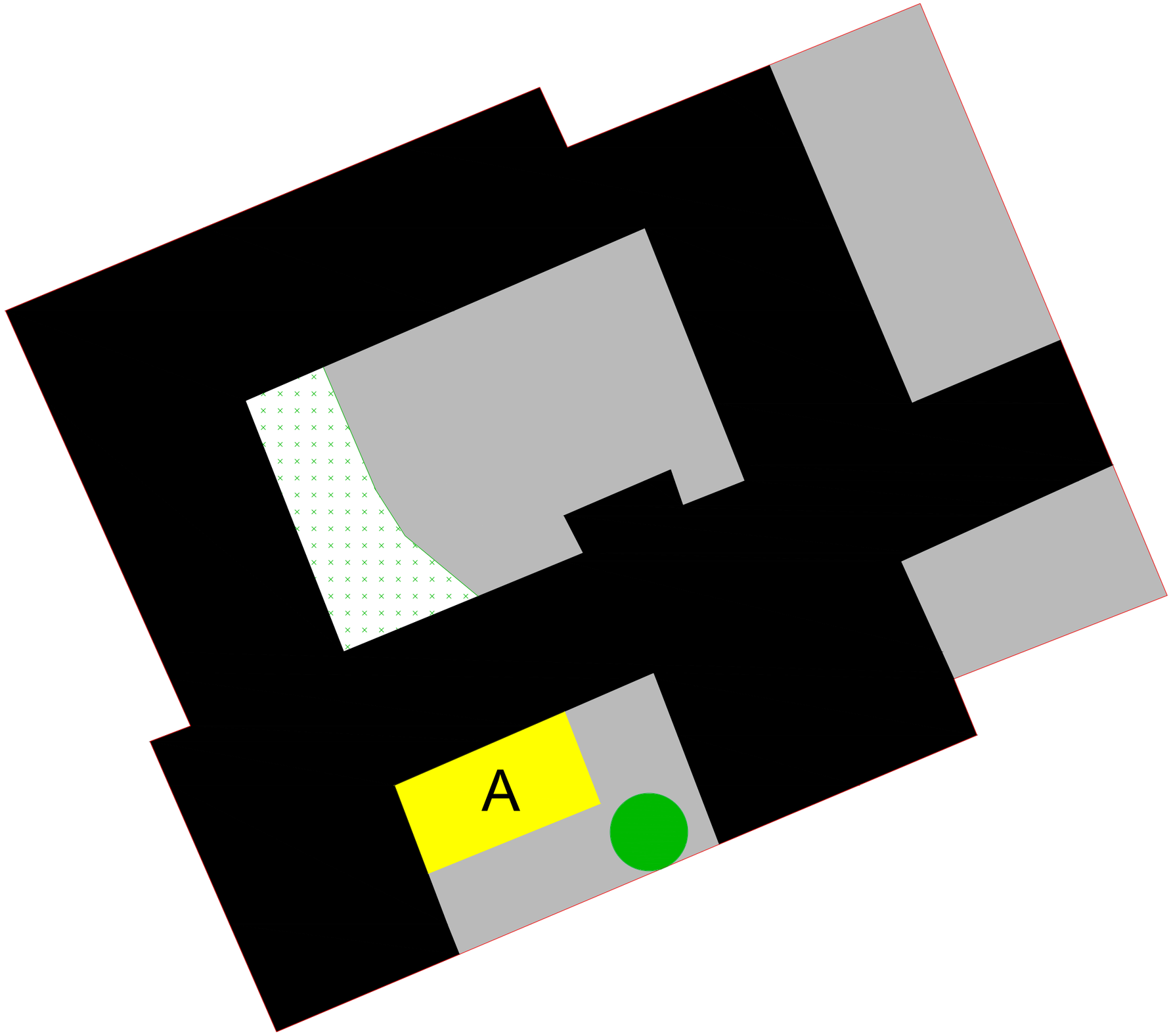
Stace, C. 2010. *New Floras of the British Isles*. Third edition. Cambridge University Press.

Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Phase 1 Habitat Map



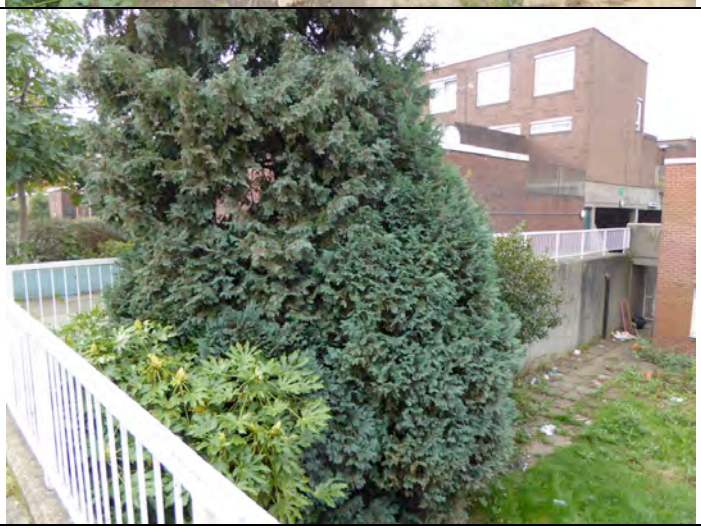
Key

- Hardstanding
- Scattered trees
- Scattered scrub
- Building
- A — Amenity grassland
- Survey boundary

Site: 12 Ingestre Road, Camden
Client: Barton Wilmore
Surveyor: P. Robinson
Survey Date: 27/09/2017
Drawing Title: Habitat Map

The Ecology Partnership Ltd
Thorncroft Manor, Thorncroft Drive, Leatherhead,
Surrey, KT22 8JB
t: 01372 364 133 w: www.ecologypartnership.com

Appendix 2: Photos

Photograph 1: The site's internal courtyard	
Photograph 2: The site's sunken garden	
Photograph 3: The site's only tree	

Photograph 4: Typical wall/roof junction type 1	
Photograph 5: Typical wall/roof junction type 2	
Photograph 6: Adjacent street trees on Ingestre Road and the edge of the railway land Borough Grade B1 Site of Importance for Nature Conservation	

Appendix 3: Biological Records

eCountability
Managing your biodiversity risks and opportunities

In Partnership with GiGL Greenspace Information for Greater London CIC
the capital's environmental records centre

THIS SUMMARY PAGE MAY BE PUBLISHED
THE FULL REPORT AND MAPS MAY NOT BE PUBLISHED IN THE PUBLIC DOMAIN

Ecological Data Search 11473 - Summary Page

A 1000m ecological data search was carried out for site Ingestere Road on behalf of The Ecology Partnership ltd on 06 Oct 2017.

The following datasets were consulted for this report:

- Statutory sites ✓
- Non-statutory sites ✓
- Protected species ✓
- London invasive species ✓
- Habitats ✓
- Open space ✓

Results

Statutory sites	None present within search area
Non-statutory sites	7 SINCs
Areas of Deficiency	Present within search area
Geological sites	None present within search area
Species	
Protected and notable species	358 species records
London invasive species	142 species records
Habitats	
BAP habitat suitability	Present within search area
Open space	Present within search area

The report is compiled using data held by GiGL at the time of the request. Note that GiGL does not currently hold comprehensive species data for all areas. Even where data is held, a lack of records for a species in a defined geographical area does not necessarily mean that the species does not occur there.

Permission
This data search report is valid until 06/10/2018 for the site named above.

Prepared by Dave Ritchie
06 Oct 2017

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Date: 17/10/2017