

Tim Williams
First Plan
Bramah House
65-71 Bermondsey Street
London SE1 3XF

By email: twilliams@firstplan.co.uk

7th August 2018

Dear Tim,

RE: BAT EMERGENCE SURVEY- 16-18 CHENIES STREET, CAMDEN

This letter report is to confirm that a bat emergence survey was conducted on 18th July 2018 for the buildings at 16-18 Chenies Street, hereafter referred to as 'the site'.

1.0 INTRODUCTION

The site lies at Ordnance Survey National Grid Reference TQ296818 and is the subject of a planning application to demolish part of the rear of 16 and 18 Chenies Street, and alter, extend and refurbish these buildings. The proposal will create a 268 seat theatre, a new refectory, bar, kitchen, library, exhibition space, ancillary offices and 54 bed student accommodation, plus a guardian flatlet.

A Preliminary Ecological Appraisal was undertaken for the property in January 2016¹. The assessment included a detailed survey of the interior and exterior of the buildings to record evidence of roosting bats and suitable bat roosting features. An update survey was undertaken in July 2018, which confirmed that the potential of the site to support roosting bats had not changed.

During these surveys, no evidence of roosting bats was recorded within the buildings, but areas of raised flashing on the roof on number 16 and gaps in the brickwork at the rear of number 18

¹ Ashgrove Ecology (2016) 16-18 Chenies Street- Preliminary Ecological Appraisal.

were identified as possible bat roosting sites. Furthermore, gaps between the wall and the roof of number 16 could allow bats to access this roof void. Both 16 and 18 Chenies Street were assessed as having low potential to support roosting bats under the Bat Conservation Trust Guidelines (2016)², due to the poor habitat quality in the surrounding area and the low number of potential roosting features on the buildings. A single bat emergence survey was recommended to determine if bats did actually use the site for roosting.

1.1 Legislation

All UK bat species are fully protected under The Conservation of Habitats and Species Regulations (Habitats Regulations), 2017³, through their inclusion on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of all bats.
- Damage or destruction of a breeding site or resting place.
- Deliberate disturbance of bat species as:
 - to impair their ability to survive, breed, reproduce, or to rear or nurture young and/or to hibernate or migrate.
 - to affect significantly the local distribution or abundance of the species.

Bats are also protected under the Wildlife and Countryside Act, 1981 (as amended)⁴ through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level).
- Intentional or reckless obstruction of access to any place of shelter or protection.

2.0 METHODOLOGY

In line with current guidelines, one dusk bat emergence survey was undertaken in summer, 2018.

The dusk bat emergence survey was undertaken on the evening of the 18th July 2018. The weather conditions during the survey were ideal for bat surveys, being 24°C, dry and still, with 80% cloud cover.

The survey commenced at 20:50 (*circa* 15 minutes before local sunset) and finished at 23:09. During the survey the surveyors watched the potential roosting features at the front and rear of the buildings to record any bats emerging. The identification of bats was aided by the use of electronic bat detectors (Echo Meter Touch 2 Pro, Bat Box Duet and Elekon Bat Logger).

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

3 Her Majesties Stationary Office (2017) The Conservation of Habitats and Species Regulations 2010.

4 Her Majesties Stationary Office (1981) Wildlife and Countryside Act 1981.

3.0 RESULTS

No bats were recorded emerging from the buildings during the survey and bat activity in the area was low.

The first bat recorded during the survey was a common pipistrelle *Pipistrellus pipistrellus*, which was recorded foraging over the car park at the rear of the site between 21:32 and 21:34: approximately half an hour after sunset. This bat entered the site from the west and flew east after a brief bout of foraging. Two passes by common pipistrelle bats were also recorded at the front of the building at 21:57 and 22:03. The direction of bat flight lines are shown on Figure 1.

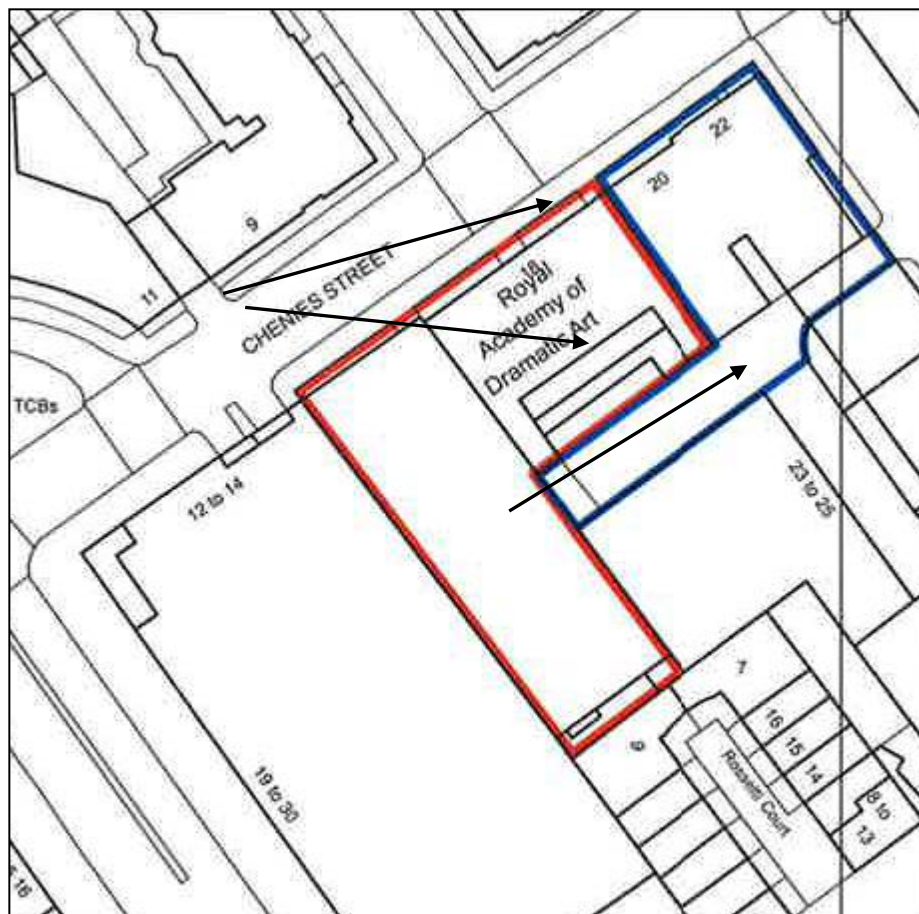


Figure 1: Bat Flight Lines

4.0 CONCLUSIONS AND RECOMMENDATIONS

Bats were not recorded roosting in the buildings and roosting bats do not represent a constraint to the proposed development; however, it should be noted that bats are highly mobile and use different locations to roost at different times. For this reason it is recommended that potential roosting features such as roof tiles, soffits and lead flashing are removed carefully by hand prior to the main works. Should a bat be found, then the works should stop and advice on how to proceed should be sought from Natural England.

It is concluded that the proposed development will have no adverse impacts on roosting bats. This report is valid for one year. If the demolition of the buildings is delayed beyond August 2019, then an update bat survey should be undertaken to check that bats have not started to roost at the site in the intervening time.

I trust that the above is clear and helpful. Please do not hesitate to contact me should you have any queries.

Yours sincerely,
Ashgrove Ecology Limited



Dr Rachel Holmes MCIEEM- Director

Ashgrove Ecology

Email: rachel.holmes@ashgroveecology.com

Tel: 07853 208 698

www.ashgroveecology.com