

Land between
Gondar
House and
South
Mansions,
Gondar
Gardens,
West
Hampstead

# Desktop Ecological Appraisal Brief

September 2020



Ref: 20-7405



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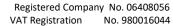
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Revision	-
Date	02/10/2020
Prepared by	P. Holden (on behalf of Syntegra Consulting Ltd)
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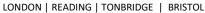
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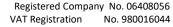
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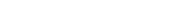






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# 1 INTRODUCTION

- 1.1. Syntegra Group was commissioned by ANX Developments Limited, to undertake a desktop ecological appraisal in support of the planning application 2020/3553/P.
- 1.2. To meet the requirements of the Camden Council Planning Guidance, 'Surveys may be required on smaller developments where protected species or priority BAP species or habitat are likely to be present...' and 'Developers are expected to carry out a protected species survey where desktop surveys show protected species in the vicinity; and suitable habitat to support them is present...'
- 1.3. The proposed development is a new residential building with 6 x flats. The flats will be placed within area to the rear of 1 Hillfield Road, with direct frontage to Gondar Gardens'.
- 1.4. Upon review of the information supplied by the agent and applicant, a desktop study was deemed appropriate.
- 1.5. The aims of this brief are to inform any potential constraints, advise on precautionary measures, and provide recommendations for the proposals to achieve net gain in line with the National Planning Policy Framework and Camden Local Plan.

# **2 RESULTS OF DESKTOP STUDY**

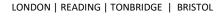
2.1. The site is located with West Hampstead off Gondar Gardens, situated between South Mansions and Gondar House (Emrys, 2020).

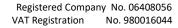


Figure 1: OS Map of the Site, Provided by Agent

2.2. The site is enclosed on the north, west, and south by a wooden panelled fence and on the eastern boundary, with 3 Hillfield Road, the boundary is a combination of brick wall and fencing. Photos provided to the ecologist, detail the site's habitats, and consist of areas of hard standing, improved grassland, and garden typical with occasional trees. Photos 1-5, below, detail the site's































habitats. The garden typical plants are mainly non-natives. The site show signs of regular management. The site has limited to negligible potential for use by reptiles, high potential for nesting birds, moderate potential for foraging and traversing bats, low to negligible potential for hedgehogs, and high potential for use by foraging invertebrates.



Photo 1: view of shared boundary with no 3, garden typical planting within site



Photo 2: high level view of the rear of the site

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Photo 3: Example of boundary panel fencing within the boundaries of the site



Photo 4 and 5: Examples of well-maintained grounds onsite

- 2.3. The arboricultural report (Keen Consultants 2020) recommends removal of 'low-quality trees within the rear of the site'. The report states that none of the trees on site are of exceptional merit that warrants their retention. One mature Lime tree has been recommended for retainment. The tree survey reports the following trees on site: Lime, Eucalyptus, Leylandii, Apple, and Elderberry. The report states that active birds' nests were found within T1, a mature lime and within H1, a leylandii hedgerow. Recommendations of ivy clad removal are for the retained lime tree T2.
- 2.4. The Nature Conservation Officer has commented on the application informing the applicant that records of slow worms are located north of the site within the Reservoir. The Reservoir is a known Sites of Importance for Nature Conservation (SINC), a non-statutory designated site. SINCs are recognised by The Greater London Authority and Councils as sites that are considered to hold

























important features for wildlife and are categorised in the following ranking order: SINC of Metropolitan Importance, SINC of Borough Importance (I and II) and SINC of Local Importance.

#### 3 RECOMMENDATIONS AND ENHANCEMENTS

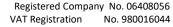
- With the site bound by panel fencing, cement, and brick walls, on all elevations, it is unlikely 3.1 that slow worms would be present on site due to restrictive movement onto the site itself. No further surveys are recommended, and it is considered low to negligible potential that established populations are within the proposed site. The grounds appear to have regular management. It is recommended that the panel fencing remains in place until works start. The grounds are recommended to have continued and regular management. The following precautionary measures are recommended: should any gaps, holes, lifts or missing sections of the boundary panel fencing be found prior to works, the ecologist must be contacted immediately on how best to proceed.
- 3.2. As the site is within close proximity to a known SINC, it is recommended that pollution prevention measures from GOV.UK (2016) are in place during and post construction to prevent any potential indirect impacts from the site.
- 3.3 As evidence of nesting birds were noted during the tree survey, works to onsite vegetation are advised outside of the nest bird season (March to August inclusive), unless first checked and cleared by a suitably qualified ecologist.
- 3.4. As the site hosts, Buddleia, a category 3 species, under the London Invasive Species Initiative, removal of this species must be done in a responsible manner. The eradication of this species onsite would be an overall improvement as it will prevent future spread.
- 3.5. The design and access statement notes that the proposals will include a green roof. It is recommended that the green roof is biodiverse as sedum mats are of low ecological value and can often contain invasive stonecrop. The biodiverse green roof will offset the any loss of foraging habitats onsite and will provide future foraging grounds for local birds, bats, and invertebrates. Additional invertebrate boxes/towers erected within the green roof would provide additional shelter sites for local species such as solitary bees, lacewing, butterflies, and ladybirds. An example of a suitable box is noted below.



Insect tower best placed within the green roof in a sheltered location with access to sunlight































- 3.6. All future fencing along the northern boundary (shared with South Mansions) must incorporate hedgehog gates to foster future movement on and off site.
- 3.7. As the proposals will remove nesting sites by the loss of H1, the loss of these nesting sites must be compensated. It is recommended that the new building incorporates new nesting boxes into the design of the building walls. Installation of nest boxes especially suited for house sparrow, and black redstart are to be placed on eastern and south-eastern sides of new buildings away from windows, lights and 3-5 metres in height. Examples of boxes are noted below.
- 3.8. All future external lighting should be of a hooded design, direct, and of low light spill to avoid any direct or indirect impacts to local foraging and traversing bats.



Vivara Pro WoodStone House Sparrow Nest Box -2 boxes, can be placed within close proximity to each other



WoodStone Build-in Open Nest Box - 4 boxes, redstart favour N and SE facing, these should be evenly spaced on the elevation

- 3.9. It is considered that any potential adverse impacts from the proposed development upon specific protected species will be able to be wholly mitigated through an ecologically lead design process. In addition, a sensitive landscape design will provide enhancements to the habitats on and adjacent to the site which in turn will benefit multiple species and biodiversity in general, in accordance with Section 15 of the NPPF (DfCLG, 2019), policy G6: Biodiversity and Access to Nature of The Draft London Plan 2017, and policy A3 of The Camden Local Plan (2017). Proposed enhancements include:
  - **Nesting Boxes**
  - Wildlife-friendly planting scheme including biodiverse green roof



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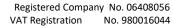




- Bug boxes/hotels
- Lighting plan that is direct and of low light spill
- 3.10. A summary of the recommend avoidance, mitigation, and enhancement is detailed in Table 1 below.

Table 1: Potential Protected Species/Habitats on Site and Proposed Avoidance, Mitigation and Enhancement

Species/Habitats	Impact	Avoidance/ Mitigation	nce, Mitigation and Enhancement  Compensation
Species/ Habitats	impact	/ Wordance, Wittigation	Compensation
		Adherence of standard	
		pollution prevention	
		measures from GOV.UK;	
		fuel kits to be kept on	
SINC located north of	Potential pollution damage	site and fuelling of all	
the site	during construction works.	vehicles done off-site.	
		Minimal works to	
		boundary trees	
		wherever possible,	
		lighting plan that is low	Planting of native and wildlife-
	Potential loss of foraging,	lux, of hooded design,	friendly species, including green
Bats	and traversing grounds.	direct.	roofs.
<u> </u>		Retainment of trees	
		where possible; works	
		on site to be done	Installation of nest boxes especially
		outside nesting bird	suited for house sparrow and black
		season (March to August	redstart placed on south-eastern,
		inclusive) unless first	eastern and northern sides of new
		checked by SQE; all	buildings; enhancement by new
	Potential loss of nesting	vegetation clearance	native trees (especially fruit bearing
	sites within onsite	works to be supervised	varieties) within site boundaries,
Nesting birds	vegetation.	by an SQE.	use of biodiverse roof.
			Use of native and wildlife planting
			on site, biodiverse green roofs, bug
			boxes/hotels placed within
	Potential loss of foraging	Retainment of boundary	boundary vegetation and/or green
Local invertebrates	sites, breeding site	trees wherever possible	roof
		Retain fences up until	
		works start, maintain	
		management of site	Raised fencing or use of hedgehog
Reptiles and	Limited potential shelter	vegetation. Inform	gates, use of compost bins onsite,
Hedgehogs	site	ecologist prior to works	planting of boundary vegetation
		if any gaps, holes or	























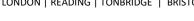


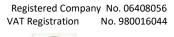




	missing panels in	
	fencing.	

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