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Bat Box Installation Report for Development at 317 Finchley Road, London.

On behalf of:

Groupwork

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Skilled Ecology Consultancy Ltd.
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Figures & Tables

0 SUMMARY

0.1 Skilled Ecology Consultancy Ltd. was commissioned by Groupwork to produce a Bat Box Installation report for development at 317 Finchley Road, London in pursuit of condition discharge.

0.2 The report aims to provide a bat box installation guide for the proposed development and has been produced by experienced ecologist Roger Spring BSc MCIEEM (licensed by Natural England to survey for bats). The report is informed by ordnance survey maps, aerial photographs and development plans.

0.3 The report includes:

- Recommended bat boxes;
- Recommended locations for installation;
- Reasoning for specified locations and box types;

0.4 The above would ensure the appropriate and proportionate enhancement of the site for bats and provides the greatest opportunity for local bats to find and potentially use the boxes into the future based on current understanding of bat ecology, habitat preferences and land use.

1 INTRODUCTION

1.1 Background

1.1.1 Skilled Ecology Consultancy Ltd. was commissioned by Groupwork to produce a Bat Box Installation report for development at 317 Finchley Road, London in pursuit of condition discharge.

1.1.2 The report aims to provide a bat box installation guide for the proposed development

2 METHODOLOGY

2.1 Desk Study

2.1.1 This report has been produced by experienced ecologist Roger Spring BSc MCIEEM (licensed by Natural England to survey for bats). The report is informed by ordnance survey maps, aerial photographs and development plans.

3 RESULTS

3.1 Site Description & Location

3.1.1 The site is positioned in an urban location with residential housing immediately south and west of the site, Finchley Road immediately east, and a railway line immediately north.

3.1.2 The general locality is low in greenspace with few mature trees or good quality bat foraging habitat, though some gardens are present to the west and south west of the site. Overall, it was considered that the local area is likely to only support low populations of common bat species such as common pipistrelle *Pipistrellus pipistrellus*.

3.2 Sensitive Lighting

3.2.1 As an overview to the potential impacts of lighting on bats, it is now well documented that all UK bat species are sensitive to light and are affected in different ways by light. The types of light most likely to impact negatively upon bats are high wattage white light with an ultraviolet spectrum. The impacts to bats are reduced when the wattage is reduced and ultraviolet light is removed. In addition, bats are less sensitive to red light then white light. Lighting impacts on bats are most detrimental close to roosts which can be abandoned, as well as along foraging routes, such as river corridors, hedgerows and woodland edges and along commuting routes where bats can be forced to use suboptimal habitat for commuting because of lighting and in worse cases can be prevented from reaching foraging grounds altogether by lighting. It is also

recognised that some bat species are more sensitive than others to increased lighting levels (Bats & Lighting in the UK).

3.1.3 It is understood that all new proposed external lighting will be Light Emitting Diode (LED), low wattage, low height bollard lighting on sensors. LED bulbs produce the least amount of heat and no UV light minimising the attraction effect and impact on insects (food resource) and foraging bats. Most bats flying above 2m in height and therefore by having bollard lighting is preferential to tower lighting. Lighting on sensors will also reduce the length of time the site is illuminated allowing bats foraging/commuting time in dark periods. Please see Figure 2 in Appendix 1 for the lighting plan.

4 RECOMMENDATIONS

4.1 Key Recommendations

Creation of New Habitats

4.1.1 As detailed above, the proposed external lighting is unlikely to cause a significant impact to any foraging/commuting bats using the proposed courtyard garden in the west or boundary habitats in the north or south. It is proposed that new bat boxes be positioned on the southern elevation close to the western end of the site. This elevation has been chosen because most summer roosting bats prefer warm elevations of buildings with maximum sunlight. By being close to the western end the boxes will be closest to new soft landscaping in the west of the site and trees off site which may attract foraging bats.

4.1.2 It is also considered important to position the boxes away from windows which may radiate ambient light.

4.1.3 A total of four new bat boxes are proposed using two bat box types including:

- 2 x Eco Integrated Bat Boxes. The boxes are for installation into the external fabric of the building. The boxes will be positioned high on the new building (above 4m) facing south. See Figure 1 in Appendix 1 for locations and photographs in Appendix 2.

- 2 x Schwegler 1FF Box Boxes. The boxes are for external hanging. The boxes will be positioned high on the new building (above 4m) facing south. See Figure 1 in Appendix 1 for locations and photographs in Appendix 2.

5 CONCLUSION

5.1 Four new bat boxes are proposed for the development facing a southerly aspect close to the western end of the site. The aspect was chosen due to the reduced external lighting, proximity to potential bat foraging habitat (adjacent gardens and new courtyard garden on the site) and warmth from maximum sunlight exposure.

5.2 The box types have been chosen as they are known to be utilised by common bat species which may use the local area and because they are very long-lasting with the integrated boxes lasting the building lifetime.

6 REFERENCES

Bat Conservation Trust (2016) *Bat Surveys- Good Practise Guidelines, 3rd Edition*. Bat Conservation Trust, London.

Ministry of Housing, Communities and Local Government (2019). *National Planning Policy Framework, February 2019.* Fry Building, London.

Bat Conservation Trust (2013). *Bats & Lighting in The UK*. BCT. London.

7 APPENDICES

7.1 Appendix 1: Proposed Plan

Figure 1: Proposed development with new bat box locations.

Figure 2: Bat Boxes on Southern Elevation.

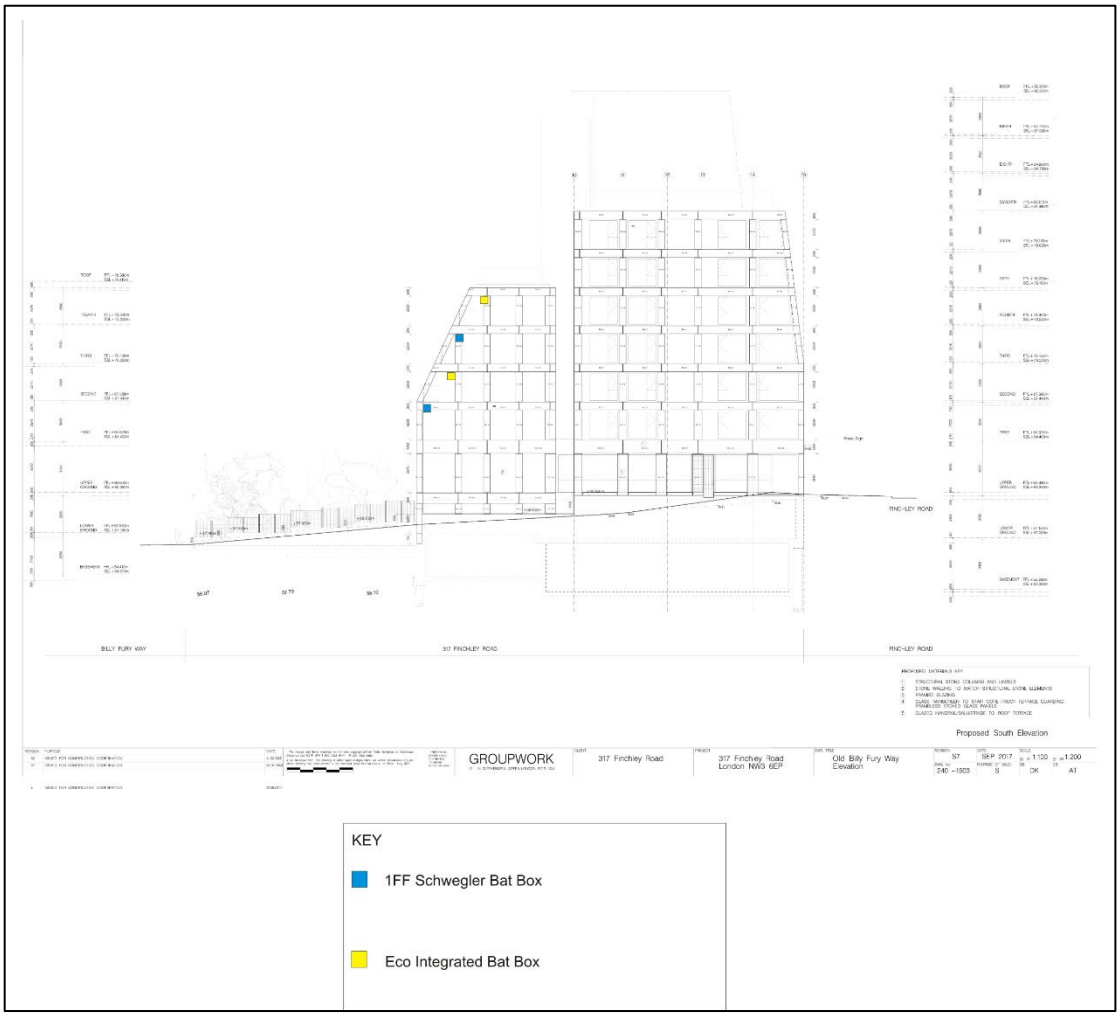
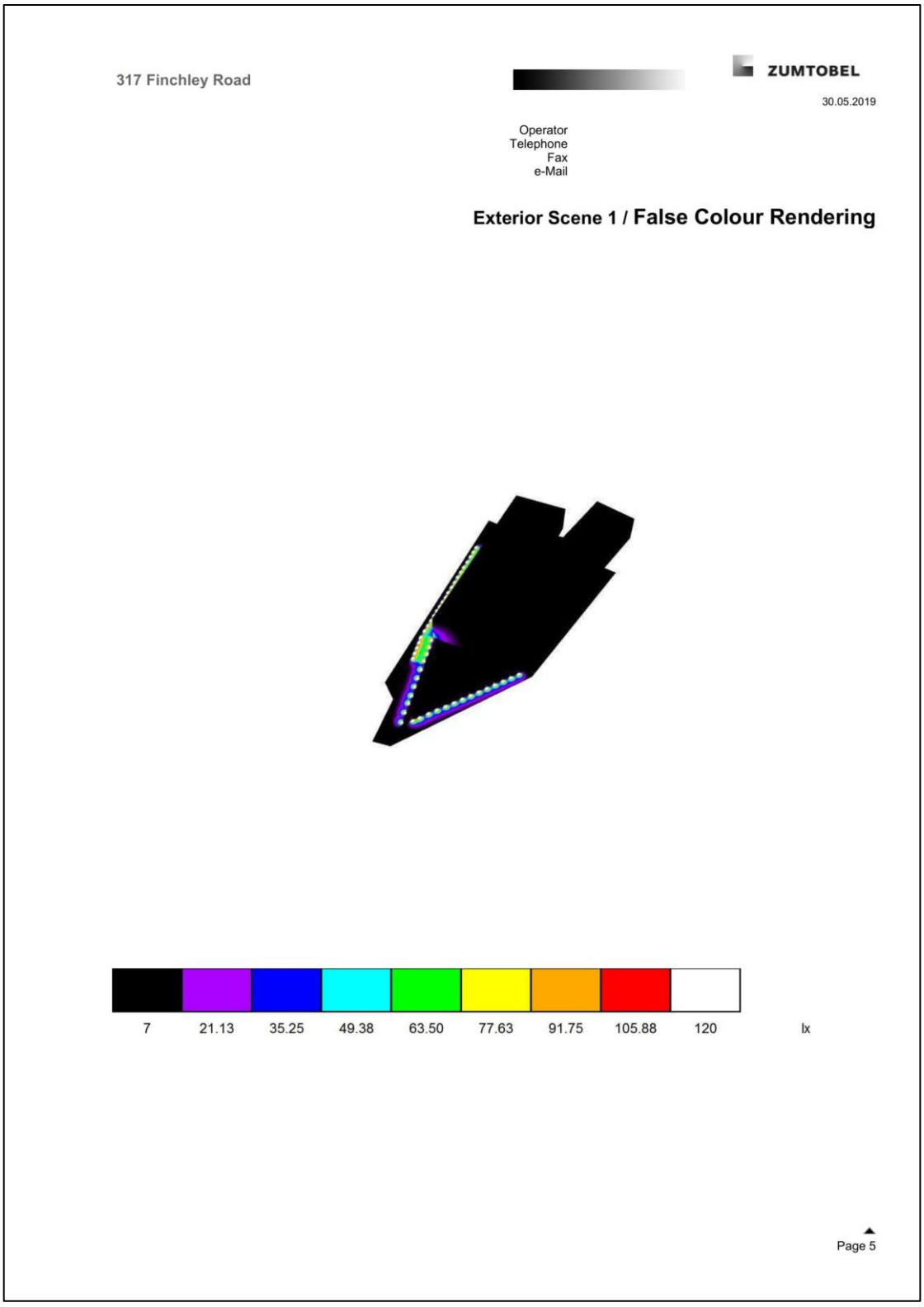


Figure 3: Proposed lighting.



7.2 Appendix 2: Habitat Boxes

Photograph 2: Eco Integrated Bot Box.

Photograph 3: Schwegler 1FF Bat Box.