



## Preliminary Ecological Appraisal

85 Winnington Road, London

## CONTENTS

1.0	INTRODUCTION .....	3
2.0	METHODOLOGY .....	5
3.0	RESULTS .....	6
4.0	DISCUSSION .....	12
5.0	IMPACT ASSESSMENT .....	16
6.0	CONCLUSIONS .....	17
7.0	REFERENCES .....	19
APPENDIX 1: HABITAT MAP .....		21
APPENDIX 2: SITE PHOTOGRAPHS.....		22

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. 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 may be 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 David Aaron to undertake a Preliminary Ecological Appraisal (PEA) at 85 Winnington Road, East Finchley, London, N2 0TT, hereafter referred to as the 'site' (Figure 1).

1.2 The key objectives of a PEA (CIEEM 2017) are to:

Identify the likely ecological constraints associated with a project;

Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (CIEEM 2016; BSI 2013, Clause 5.2);

Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EclA); and

Identify the opportunities offered by a project to deliver ecological enhancement.

### Site Context

1.3 The site (TQ26648763) is located in the London Borough of Barnet and includes a residential house with associated hardstanding and amenity planting. The wider landscape consists of residential housing, with Hampstead Golf Club located to the northwest of the site.



Figure 1: Site red line boundary.

### Proposed Development

- 1.4 The existing house will largely be demolished for the construction of a new house with a basement, which will extend into the existing hardstanding patio.

### Planning Policies

- 1.5 The site was surveyed to assess its ecological value and ensure the proposals complied with relevant planning policy and legislation. Policy guidance is provided by the National Planning Policy Framework (NPPF 2023) and Barnet London Borough. Barnet's Local Plan includes the following policies relevant to ecology, biodiversity and nature conservation:

#### Barnet's Local Plan 2012:

- Policy CS7: Enhancing and protecting Barnet's open spaces
- Policy DM16: Biodiversity
- Policy DM01: Protecting Barnet's character and amenity

#### The London Plan 2021:

- Policy G6: Biodiversity and access to nature
- Policy G7: Trees and woodlands

- 1.6 The Environment Bill received Royal Assent on 9<sup>th</sup> November 2021 and is now enacted as the Environment Act 2021. Part 6 (Nature and Biodiversity) and Schedule 14 of the Environment Act 2021 insert a new section 90A and Schedule 7A into the Town and Country Planning Act 1990 (TCPA), which contain the provisions requiring mandatory biodiversity net gain for development granted planning permission pursuant to the TCPA. These provisions are not yet in force, but, once they are brought into effect through implementing legislation, will require developments to provide a biodiversity value post-development that exceeds the predevelopment biodiversity value of the onsite habitats by at least 10%. These provisions are not expected to come into force until April 2024 for new small planning applications.
- 1.7 The site has therefore been surveyed to assess its ecological value and to ensure compliance with national and local plan policies and other relevant nature conservation legislation including; Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, and the Conservation of Habitats and Species (EU Exit) Regulations 2019.

1.8 The report has been produced with reference to current guidelines for PEA (CIEEM 2017) and in accordance with BS 42020:2013 Biodiversity – Code of Practice for Planning and Development.

## 2.0 METHODOLOGY

### Desktop Study

2.1 A desktop study was completed using an internet-based mapping service ([www.magic.gov.uk](http://www.magic.gov.uk)) for statutory designated sites and an internet-based aerial mapping service ([maps.google.co.uk](http://maps.google.co.uk)) was used to understand the habitats present in and around the site, including identifying habitat linkages and features (ponds, woodlands etc.) within the wider landscape.

### Phase 1 Habitat Survey and UKHab

2.2 The site was surveyed on 14<sup>th</sup> November 2023 by principal ecologist Eddie Selwyn BSc (Hons) MSc QCIEEM and assistant ecologist Emer Hicks BSc (Hons) MSc QCIEEM. The surveyors identified the habitats present, following the standard 'Phase 1 habitat survey' auditing method developed by the Joint Nature Conservancy Council (JNCC) and the UK Habitat classification system (UKHab). The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map (JNCC 2010).

### Preliminary Roost Assessment

2.3 The buildings (internally and externally) and trees (ground-based assessment) were assessed for their suitability for roosting bats following Bat Conservation Trust Good Practice Guidelines (Collins 2023). The surveyors checked for evidence of roosting bat species and Potential Roosting Features (PRFs).

2.4 The surveyors assessed visually and searched for evidence such as:

Staining beneath or around a hole caused by natural oils in bat fur.

Bat droppings beneath a hole, roost or resting area.

Bat droppings and/or insect remains beneath a feeding area.

Audible squeaking from within a hole.

Insects (especially flies) around a hole.

Dead bats.

## Protected Species Assessments

- 2.5 Any evidence of protected species was recorded. Standard methods of search and measures of presence, or likely presence based on habitat suitability were used for breeding birds (BTO 2020), hazel dormice *Muscardinus avellanarius* (Bright et al. 2006), great crested newts *Triturus cristatus* (ARG 2010), reptiles (Froglife 2015), badgers *Meles meles* (Creswell et al. 1990) and water voles *Arvicola amphibius* (Strachan et al. 2011).

## Limitations

- 2.6 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment. The site was visited over the period of one site visit, as such seasonal variations cannot be observed and potentially only a selection of all species that potentially occur within the site have been recorded. Therefore, the survey provides a general assessment of potential nature conservation value of the site and does not include a definitive plant species list.
- 2.7 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on-site, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group. The assessment is only valid for the time when the survey was carried out. Additional surveys may be recommended if, on the basis of this assessment it is considered reasonably likely that protected species may be present.

## 3.0 RESULTS

### Desktop Study

- 3.1 There are four international statutory designated sites located within 15km of the site (Figure 2). These include:

Lee Valley Ramsar and Special Protection Area (SPA), located approximately 7.7km east of the site. Lee Valley is designated for supporting non-breeding populations of the Annex I species great bittern *Botaurus stellaris*, as well as supporting migratory gadwall *Anas strepera*, and northern shoveler *Anas clypeata*.

Epping Forest Special Area of Conservation (SAC), located approximately 12.2km east of the site. Epping Forest is designated for its Annex I habitat Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*) and Annex II species stag beetle *Lucanus cervus*.

Richmond Park SAC, located approximately 14.4km south and is designated for the Annex II species stag beetle *Lucanus cervus*.

Wimbledon Common SAC, located approximately 14.4km southwest of the site and is designated for the Annex I habitats Northern Atlantic wet heaths with *Erica tetralix* and European dry heaths, and the Annex II species stag beetle *Lucanus cervus*.

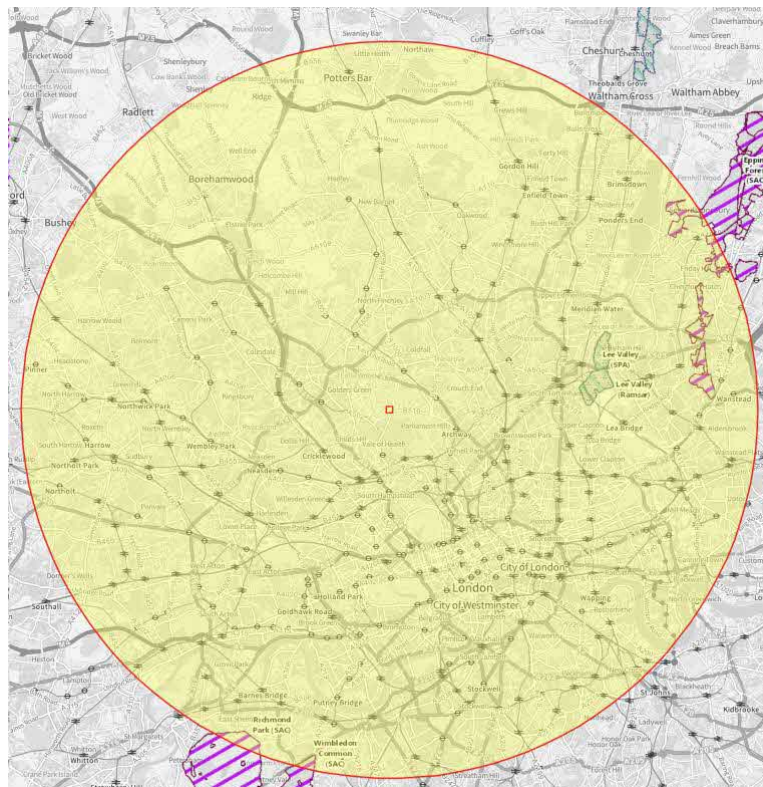


Figure 2: 15km buffer from the site and closest international statutory designated site.

- 3.2 The closest national statutory designated site is Hampstead Heath Woods Site of Special Scientific Interest (SSSI), located approximately 160m southeast of the site (Figure 3). Hampstead Heath Woods is designated for long-established high forest woodlands with an exceptional structure comprising an abundance of old and over-mature trees providing dead wood habitat for a range of invertebrate species. The site also includes an adjacent small valley containing an acidic flush with developing bog-moss communities.



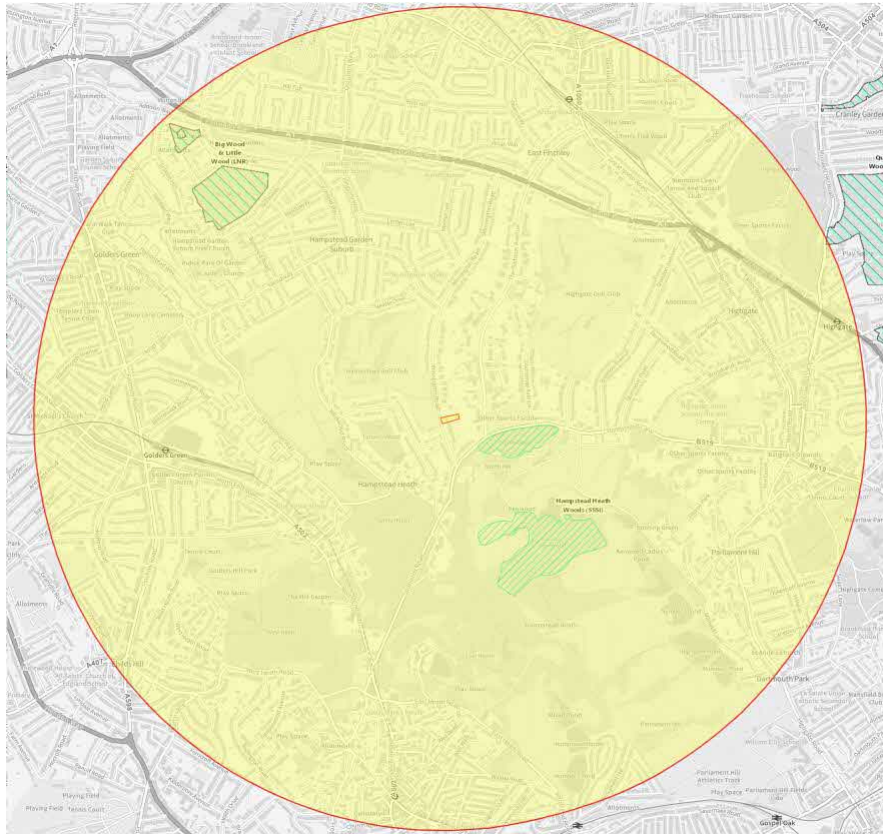


Figure 3: 2km buffer from the site and closest national statutory designated site.

3.3 There are several units of priority habitat within 1km of the site (Figure 4) the closest of which include:

Deciduous woodland located approximately 25m north.

Woodpasture and parkland 165m southeast.

Ancient and semi-natural woodland 235m west.

Lowland heathland located approximately 235m south.

Lowland Fens 540m south.

Traditional orchards 725m south.





Figure 4: Priority habitats within 1km of the site. Deciduous woodland - dark green, woodpasture and parkland – green with symbols, ancient and semi natural woodland – brown vertical hatching, lowland heathland – pink, lowland fens – red, and traditional orchard – olive green.

3.4 OS maps and aerial images indicate there are three ponds (P1-P3) and nine swimming pools (P4-P12) located within 250m of the site (Figure 5).



Figure 5: Waterbodies within 250m of the site.

- 3.5 The closest past European Protected Species (EPS) licences for each species are:
- Bat - located approximately 405m south of the site, 2012 – 2016 licence for the destruction of a breeding site for soprano pipistrelle *Pipistrellus pygmaeus*.
  - Great crested newt - located approximately 4.4km southwest of the site, 2018-2023 licence for the damage and destruction of a resting place.
  - Dormouse - located approximately 15.2km northwest of the site, 2012-2022 licence for the destruction of a resting place.

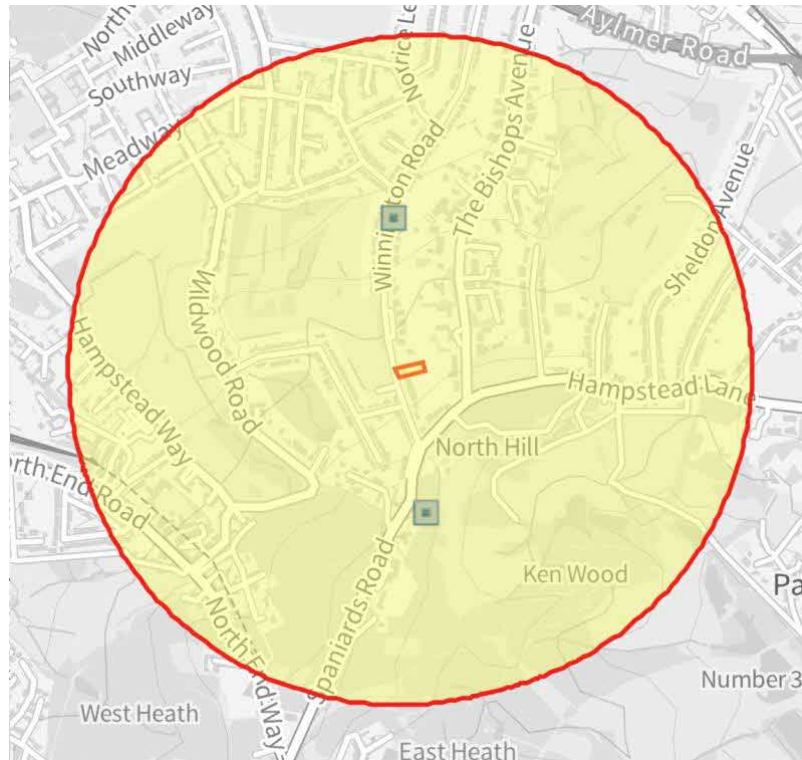


Figure 6: 1km buffer from the site and closest EPS Licences (Bat – Blue Square).

- 3.6 The closest great crested newt class survey licence return with great crested newts present is 3.4km north of the site.

#### Phase 1 Habitat Survey

- 3.7 A detailed habitat map is attached in Appendix 1 and site photos are in Appendix 2.

#### Amenity grassland

- 3.8 The amenity grassland supports a short sward height and is subject to regular management. The grassland is dominated by perennial ryegrass *Lolium perenne* with red fescue *Festuca rubra*, creeping buttercup *Ranunculus repens* and selfheal *Prunella vulgaris*.

### Buildings and hardstanding

- 3.9 The house is a two-storey building constructed of brick with a clay tile roof which appeared well sealed. The house supports a fully converted roof with dormer windows. Lead flashing is present around the chimney and dormer windows. Internally, the house did not support any loft voids, with all sections of the roof converted for living and storage space.
- 3.10 The garden includes a small summer house within the southeast corner of the site. The building is single-storey constructed of brick with clay tiles.
- 3.11 The garden includes a hardstanding patio with a footpath around the garden boundary. The front of the house includes a driveway.

### Amenity Hedgerows and Shrub

- 3.12 The site includes multiple amenity hedgerows. The hedgerows along the northwest and southeast boundaries are dominated by yew *Taxus baccata*. The hedgerow along the northeast boundary is dominated by hornbeam *Carpinus betulus*. The hedgerow along the southwest boundary is dominated by box-leaved honeysuckle *Lonicera pileata*. The garden also includes amenity shrubs, including *Acer* sp.

### Protected Species

#### Bats

- 3.13 No evidence of roosting bats was recorded externally or internally within the house. Externally, the roof is well sealed and did not support PRFs. Internally, the vast majority of the loft space has been fully converted with dormer windows for bedrooms. As such the house is considered to have 'negligible' suitability for roosting bats.
- 3.14 The summer house will not be impacted as part of the proposed development, although it was noted that the roof was well sealed and externally did not support PRFs.
- 3.15 The limited amenity garden trees did not support potential roosting features and have 'none' suitability for roosting bats.

#### Badgers

- 3.16 No evidence of badger activity including setts, foraging, latrines or mammal paths was recorded within the site. As such, no further surveys are recommended, and the species will not be discussed further within this report.

#### Birds

- 3.17 The hedgerows and introduced shrub are suitable for nesting birds.

#### Great crested newts

- 3.18 The amenity grassland is subject to regular management with a short sward height and therefore only provides limited commuting opportunities for great crested newts. There are three ponds within 250m of the site and the site is not well connected to suitable habitat. The closest past EPS licence is located approximately 4.4km southwest of the site. It is considered unlikely that great crested newts are present within the site as such no further surveys are recommended and the species will not be discussed further within this report.

#### Reptiles

- 3.19 The garden supports regularly managed amenity grassland and amenity shrubs which are not suitable for reptiles. As such no further surveys are recommended and this species group will not be discussed further within this report.

#### Other Species

- 3.20 Due to a lack of suitable habitat and surrounding urban environment, the site was not considered suitable for other protected species, such as hazel dormice, water voles and otters. As such, no further surveys are recommended, and these species will not be discussed further within this report.

## 4.0 DISCUSSION

- 4.1 The following paragraphs consider the effects of the development on designated sites, priority habitats and protected and priority species. Where the desk study and Phase 1 survey provide sufficient evidence for an assessment of effects on any of these groups to be taken through planning, these are detailed below, the need for additional surveys and when and how these should be completed are summarised, if required.

- 4.2 Provisional recommendations are also given for means to enhance biodiversity net gain, following the principle (CIEEM et al. 2016) of following the mitigation hierarchy of; avoidance, minimisation of loss, compensation on site and biodiversity offset.

#### Effects on Statutory Designated Sites

- 4.3 The site does not fall within or adjacent to any international or national statutory designated sites. The closest international designated site is Lee Valley SPA and Ramsar, located approximately 7.7km east of the site. The closest national statutory designated site is Hampstead Heath Woods SSSI, located approximately 160m southeast. The Impact Risk Zones do not indicate the development will have any likely impact on SSSIs, SACs, SPAs and Ramsar sites.
- 4.4 As such, due to the distance from these statutory designated sites, it is considered the proposed development will have no direct or indirect impact on this site or any other statutory designated sites.

#### Effects on Priority Habitats

- 4.5 There are several priority habitats within the wider landscape, the closest being deciduous woodland, approximately 25m north of the site. Due to the distance from these priority habitats and the scale of the proposed development, it is considered that the proposed development will have no direct or indirect impact on this or any priority habitats.

#### Effect on On-site Habitats

- 4.6 The buildings and hardstanding have no ecological value and the introduced shrub and amenity grassland are a common and widespread habitat of negligible ecological value. The proposed development will impact the existing areas of hardstanding and will temporarily impact the amenity grassland. As such, it is considered that the proposed development will have a negligible impact on biodiversity post-development. Ecological enhancements have been detailed below to enhance biodiversity post-development.

#### Effects on Protected Species

##### Bats

4.7 The proposed development will impact the house which has 'negligible' suitability for roosting bats. The limited amenity garden trees did not support potential roosting features and have 'none' suitability for roosting bats. As such no further surveys for roosting bats are required.

4.8 Any proposed lighting scheme as part of the development should consider bats and wildlife in the surrounding area as well as the site. Recommendations include:

Installing lighting only if there is a significant need;

Using sodium lamps instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics;

Directing lighting to where it is needed and avoiding light spillage;

Using baffled lighting where light is directed towards the ground and

Avoid putting lighting near the proposed planting.

#### Birds

4.9 It is recommended that vegetation removal is undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.

#### Small mammals

4.10 Other small mammals such as foxes may use the site for commuting and foraging and precautionary construction measures are recommended. The guidelines are as follows:

Any trenches or excavations on site should be either covered over at night or a plank of wood placed in so as to allow any mammals to escape if they were to accidentally fall in.

Any open pipes or conduits laid should be blocked off each night to prevent any small mammals from entering them.

Disturbances, such as loud noises, vibrations and flood lighting in association with night working should be minimised.

#### Ecological Enhancements

4.11 Several enhancements can be made to the final development to further opportunities for wildlife.



- 4.12 Bird boxes can be hung or integrated into the building, to increase the number of breeding opportunities (Figure 7). Bird boxes hung on trees should be woodcrete (or similar) as they provide better thermal properties, are longer lasting and more durable than wooden boxes. The box should be positioned on a north or east facing aspect and at least 2m above the ground if possible.



Figure 7: Vivara Pro Seville 32mm WoodStone Nest Box and Habitat Small Bird Nest Box

- 4.13 To enhance the local bat population and provide additional roosting opportunities within the site, bat boxes can be installed onto the brickwork of the new development (Figure 8). These provide good opportunities for crevice-dwelling species such as pipistrelles. The opening of the bat box/tube will be the only section visible, and they are designed so that they require little to no maintenance. Several of these tubes can be established in a row together providing a good-sized roost space. The bat tubes should be inserted in the brickwork at least 4m from ground level in a location not illuminated by artificial lighting. Habitat, in association with the Bat Conservation Trust, provides a range of boxes which are unfaced for render or designed to match the brickwork of the building.

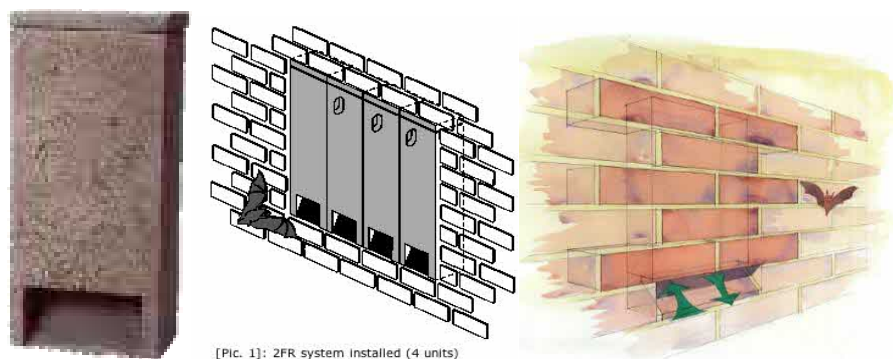


Figure 8: Bat tubes incorporated into the wall of a building to provide roosting space.



- 4.14 To support the invertebrates and bees attracted to the site by the surrounding vegetation and new planting, Bee Bricks (Figure 9) can be integrated into the proposed building or left around the site. Bee Bricks need to be placed in a warm sunny spot (south-facing) at a minimum height of 1m, with no vegetation obstructing the holes. No cleaning or management of the Bee Bricks is required.



Figure 9: Bee Bricks to be incorporated into the development.

## 5.0 IMPACT ASSESSMENT

- 5.1 This section of the report forms an EcIA (Ecological Impact Assessment) and is designed to quantify and evaluate the potential impacts of the development on habitats and species present on site or within the local area.

- 5.2 The approach to this assessment accords with guidance presented within the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2018). In essence, an EcIA assesses the activities associated with a proposed scheme that are likely to generate changes within identified zone of influences, on identified ecological features and receptors. The proposals are subsequently reviewed and mitigation and compensation measures are outlined which help to reduce negative impacts.

- 5.3 Table 1 below summarises the impacts and required mitigation for each receptor as previously detailed in the discussion.

Table 1: Assessment of effects from the proposal after mitigation and compensation.

Feature	Scale of Importance	Mitigation/Compensation Required	Residual Effect
Designated Sites	National	None required – considerable distance from the site.	Not significant
Priority Habitats	National	None required - small scale development and distance from the site.	Not significant
On-Site Habitats	Site	The proposed development will impact habitats of negligible ecological value. The proposed development will have a negligible impact on biodiversity post-development.	Not significant
Bat (roosting)	Local	The house on site has 'negligible' suitability for roosting bats. The limited amenity garden trees did not support potential roosting features and have 'none' suitability for roosting bats. No further surveys are required.  Enhancement in the form of the installation of bat boxes.	Not significant
Bats (commuting and foraging)	Local	Mitigation in the form of the installation of sensitive lighting.	Not significant
Nesting Birds	Site	Mitigating direct harm to nests by removal of any suitable nesting habitat outside of nesting bird season or after a check by a suitably qualified ecologist.  Enhancement in the form of the installation of bird boxes.	Not significant
Small Mammals	Site	Construction safeguards should be implemented to avoid impacting small mammals (foxes) that might commute or foraging within the site.	Not significant
Badgers, Great Crested Newts, Reptiles, Dormice, Water Voles and Otters	N/A	Considered unlikely to be present on site.	Not significant

## 6.0 CONCLUSIONS

6.1 The site does not lie within or adjacent to any statutory designated sites and the Impact Risk Zones do not indicate the proposed development will have any likely impact. Due to the small scale of the development and the distances involved, it is considered the proposed development will have no direct or indirect impact on any statutory designated sites.

6.2 There are several priority habitats within the wider landscape, the closest being deciduous woodland, approximately 25m north of the site. Due to the distance from

these priority habitats and the scale of the proposed development, it is considered that the proposed development will have no direct or indirect impact on this or any priority habitats.

- 6.3 The buildings and hardstanding have no ecological value and the introduced shrub and amenity grassland are a common and widespread habitat of negligible ecological value. The proposed development will impact the existing areas of hardstanding and will temporarily impact the amenity grassland. As such, it is considered that the proposed development will have a negligible impact on biodiversity post-development. Ecological enhancements have been detailed below to enhance biodiversity post-development.
- 6.4 The proposed development will impact the house which has 'negligible' suitability for roosting bats. The limited amenity garden trees did not support potential roosting features and have 'none' suitability for roosting bats. As such no further surveys for roosting bats are required. Sensitive lighting should be utilised throughout the development for bats and wildlife.
- 6.5 No evidence of badger activity, such as sett entrances, faeces, or badger hairs, was recorded within the site. As a precaution, it is recommended that precautionary construction measures are implemented to avoid impacting small mammals (foxes) that might forage and commute on the site.
- 6.6 It is recommended that vegetation removal is undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.
- 6.7 The site does not support suitable habitats for dormice, great crested newts, reptiles, badgers, water voles and otters. Therefore, further surveys for these species groups are not considered necessary.
- 6.8 Recommendations for enhancements have been made within this report, aimed to further improve the site's ecological value.

## 7.0 REFERENCES

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Internet resources:

Google Maps: [www.google.co.uk/maps](http://www.google.co.uk/maps)

Magic Interactive Map: [www.magic.gov.uk](http://www.magic.gov.uk)

Appendix 1: Habitat Map





Appendix 2: Site Photographs

Photograph 1: Front of the house.



Photograph 2: Back of the house.





Photograph 3: Back of the house and flat roof section.



Photograph 4: Internal full converted loft spaces for storage.



Photograph 5: Front garden.



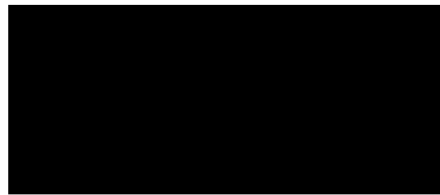
Photograph 6: Back Garden



Photograph 6: Summer House.



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Date: 23/11/2023