



Preliminary Bat Roost Assessment Survey Report – BWE-11-2023-NW42DY

Site: 81-83 Brent Street, London, NW4 2DY.

Commissioned by Daniel Epstein.

4th November 2023

Bee.Wise.Eco Ecologist Contact Details:
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Executive Summary

Background information

In November 2023, Daniel Epstein appointed Bee.Wise.Eco to undertake a Preliminary Bat Roost Assessment at 81-83 Brent Street, London, NW4 2DY. This assessment is required to inform planning application associated with proposed single storey roof extension with a new staircase to the rear.

Survey results and Evaluation

The building was classed as negligible potential to support roosting bats therefore requiring no further survey effort.

In the unlikely event that a bat is found during the construction works all works must immediately cease and a suitably qualified ecologist should be contacted.

Recommendations

Foraging Bats: The surrounding landscape offers suitable foraging and commuting grounds for bats, if any additional lighting is to be installed on site, this should be designed so as to avoid increasing the levels of lighting on to adjacent trees, hedges and shrubbery. The most current guidance on lighting and bats had been issued by the Institution of Lighting Professionals (ILP). This guidance is available on the ILP website as a Guidance Note (GN) and can be downloaded at: <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

Longevity of report

Survey data should ideally be from the last survey season before a planning or licence application is submitted, although the length that survey data remain valid should be decided on a case-by-case basis and is dependent upon several factors (Collins, 2016). If development works do not begin within eighteen months to two years of the date of this report, an updated survey may be required in accordance with guidance in BS 42020:201317 and CIEEM (2019), to determine if conditions and bat use has changed since described in the current report.

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1 Introduction

1.1 Surveyor

The surveyor and author of this report is Margarita Smoldareva. She is a qualifying member of Chartered Institute of Ecology and Environmental Management (CIEEM), and an associate member at the Landscape Institute and Institute of Environmental Management and Assessment (IEMA).

Margarita Smoldareva has 9 years' experience (within the last 9 years) and gained a wide range of ecological skills through academic and professional experiences. She has experience undertaking protected species surveys and UKHab Habitat Surveys. Margarita gained Great Crested Newt (L1) Licence in 2019, Bat Licence (L1) in 2022 and has been involved in multiple reptile translocation projects.

Margarita's qualifications include BSc (Hons) in Landscape Management (Land Use) in 2013 (University of Greenwich), Postgraduate Diploma in Landscape Ecology with GIS in 2018 (University of Greenwich) and MSc Connected Environments in 2023 (University College London)

Margarita uses small unmanned aerial vehicle (drone) to aid with roof inspections. She is fully insured and is registered with the Civil Aviation Authority (CAA).

1.2 Client

The client was Daniel Epstein.

1.3 Site location

The site was located off Brent Street, London, NE4 2DY.

1.4 Development proposal

This assessment is required to inform planning application associated with proposed single storey roof extension with a new staircase to the rear.

1.5 Site visit date

Friday 1st December 2023.





Plate 1: Overview of the Site (Google Earth, 2023)



Plate 2: Illustrates Approximate Site Boundary and Surrounding Landscape (Google Earth, 2023)

2 Relevant legislation and planning policies

All species of British bat are listed in Appendix II of the Berne Convention and various annexes of the Habitats Directive. They are protected under Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation (Natural Habitats, etc) Regulations 2017 (Regulation 43). It is therefore illegal to kill, injure or handle any bat or obstruct access to, destroy or disturb any site that they use. A £5000 fine and/or 6 months imprisonment per offence is the maximum penalty. Where a bat roost will be affected by development a licence to carry out the work will be required (issued by Natural England). This will be granted only if suitable mitigation for any adverse impacts on bats is to be carried out.

3 Desk Survey Methodology

3.1 Statutory nature conservation site designated for bats search

The desk study included a search for statutory nature conservation sites designated for bats within a 10 km radius.

3.2 Granted European Protected Species Applications

A Magic database search for granted European Protected Species Mitigation Licences (EPSMLs) within a 2km radius of the site was undertaken.

4 Field Survey Methodology

4.1 Daytime Internal and External Inspection

A systematic search of the exterior and interior of the house was undertaken, looking for features that bats could use for entering/exiting and roosting. In addition, a search was made for the presence of bats or evidence of bat use, such as droppings, feeding remains, urine staining, scratch marks and the remains of dead bats.

4.2 Assessment of Bat Roost Suitability

The value of the site for bats (and any potential roost sites therein) was assessed, in accordance with Table 4.1 of the Bat Surveys for Professional Ecologists (Collins, 2016). The assessment was based on the relative abundance and quality of potential roost sites, and the habitat features within both the site and the surrounding landscape suitable for roosting, foraging and commuting bats.

5 Constraints

5.1 General Temporal Constraints

An ecological survey can only identify what is present on site at the time it was conducted. However, habitat usage by species can change overtime.

5.2 Data Search

A Local Records Centre (LRC) data search was not undertaken due to the low impact and small-scale nature of the development. Current proposals suggest no land will be lost or linear features severed. The overall impact on biodiversity is likely to be localised and of low significance. It is very unlikely that the development will have any impact outside the footprint of the works. The data search results are considered unlikely to impact the decision-making process, and there is limited potential for key information to have been missed.

This approach is consistent with CIEEM's Guidelines for Accessing and Using Biodiversity Data (2020), which states that in low impact/small-scale scenarios, such as an extension to a residential property. A LRC search may not be required.

6 Desk Survey Results

6.1 Statutory nature conservation site designated for bats search

The site is not located within 10km of any statutory designated site for bats.

6.2 Granted European Protected Species Mitigation Licence Granted within 2km of Site

European Protected Species Mitigation Licence (EPSML) records show that three licences have been granted for three sites within 2km of the site, involving Common pipistrelle (*Pipistrellus pipistrellus*) bats.



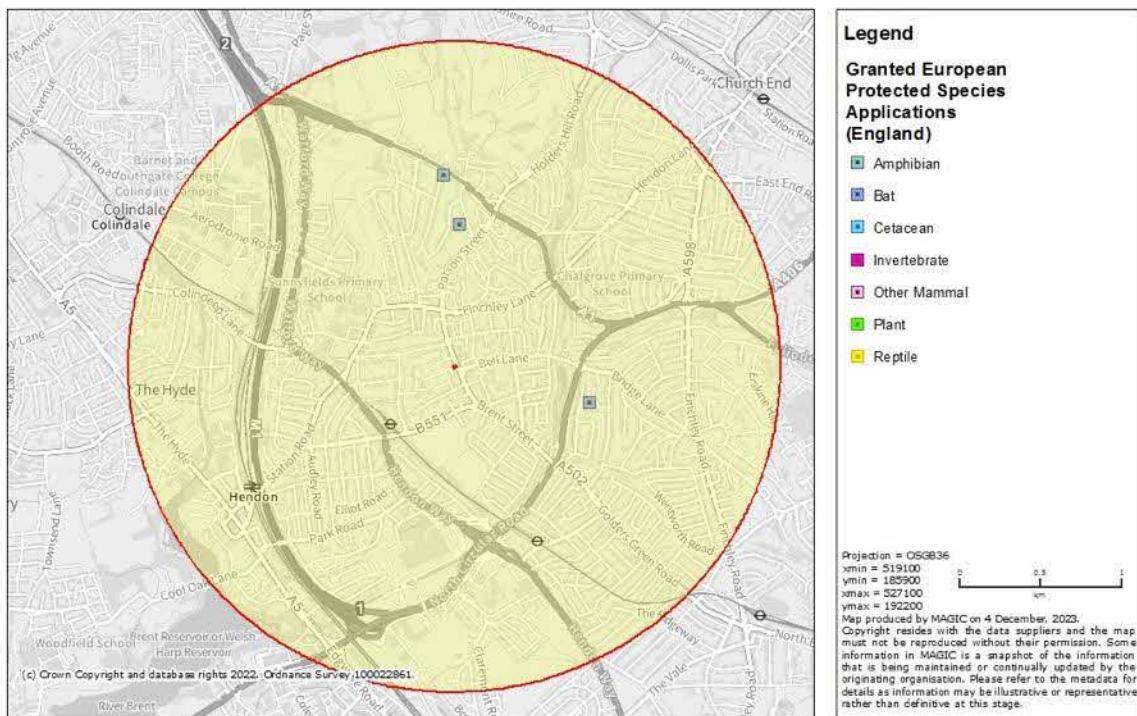


Plate 3: Illustrates EPSMLs granted within last 10 years.

6.3 Other Supporting Information

The site is a rectangular shaped parcel of land located within an urban setting. At the time of the survey, the site comprised of the main dwelling and some hardstanding. No vegetation was recorded within the site boundary.

Within 1km radius of the site, several Sites of Importance for Nature Conservation (SINCs) were noted. These include Sunny Hill Park (Grade L) to the north-west, Lower Dollis Brook (Grade BII) to the east and Hendon Park and Northern Line Railway Cutting (Grade L) to the south.

The SINC sites are interlinked with green corridors to include railway line to the east, providing essential wildlife corridors for bats and other fauna. The vegetated gardens of the residential properties surrounding the site provide additional connecting habitat for commuting and foraging bats.

7 Site survey results

7.1 Weather conditions

Date	Survey	Times	Weather
01/12/2023	Preliminary roost assessment	13:00 pm to 14:30pm	Temp: 2c Humidity: 5% Wind: 0 Precipitation: none

7.2 Key Features of The Building

Building Type	End of terrace three storey brick-built mixed-use building. Occupied and in good condition at the time of the survey.
Roof	<p>The slate tiled hipped roof was in good condition and showed no wear and tear. The ridge tiles were all intact. There was a small window leading into the loft space which was sat flush with no crevices or gaps noted on the day of the survey.</p> <p>There were no slipped, warped or missing on the day of the survey on the roof that could be used by bats to roost or gain entry inside the loft.</p>
Chimneys	There were three chimneys on the northern elevation, bordering the neighbouring property and two chimneys on the southern elevation. The chimneys were not in use and were blocked off by mesh wires to limit fauna using the ingress points.
Brickwork	The brickwork on all elevations was intact and showed no missing bricks or mortar between the bricks that could be utilised by fauna.
Soffits, fascias and bargeboards	All soffits, fascias or bargeboards recorded were in good condition and showed no possible ingress points.
Render/Cladding	No cladding or rendering on any elevations of the building.
Windows	The windows were double uPVC framed which sit flush to the external walls with no significant gaps identified on the western, eastern, and southern elevations.
Roof void	The main loft void was fully accessible on the day of the survey. The loft had timber supporting beams, black lining in-between the roof tiles and the beams. The black lining was all intact and offered no potential access points. The floor timber joists were in good condition and had fibre-glass loft insulation. There was no air draft indicating that no ingress points were present within the loft.
Evidence of bats noted	On the day of the survey, no evidence of bats or nesting birds was noted during external and internal inspection.
Other	The communal space and any internal storage room within the residential part of the building, were thoroughly checked for any evidence of bats and no evidence of fauna was noted during the inspection.



Plate 1: Overview of the building – eastern elevation



Plate 2: Overview of the building – bird's eye view.



Plate 3: Northern roof elevation and window leading to the loft



Plate 4: Southern elevation of the building



Plate 5: Inside the loft



Plate 6: Inside the loft

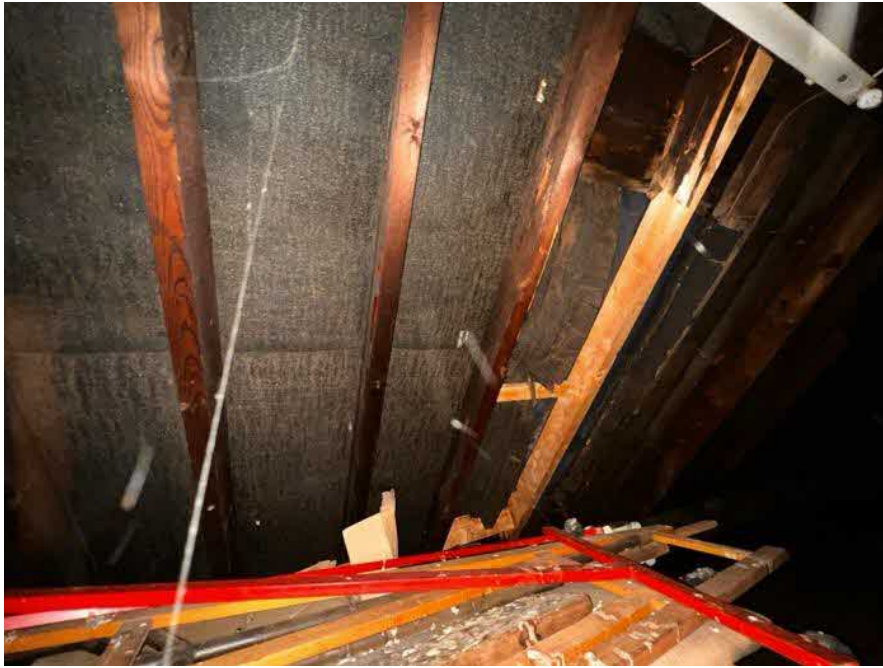


Plate 7: Loft space



Plate 8: Black lining and insulation in the loft



Plate 9: Overview of the loft

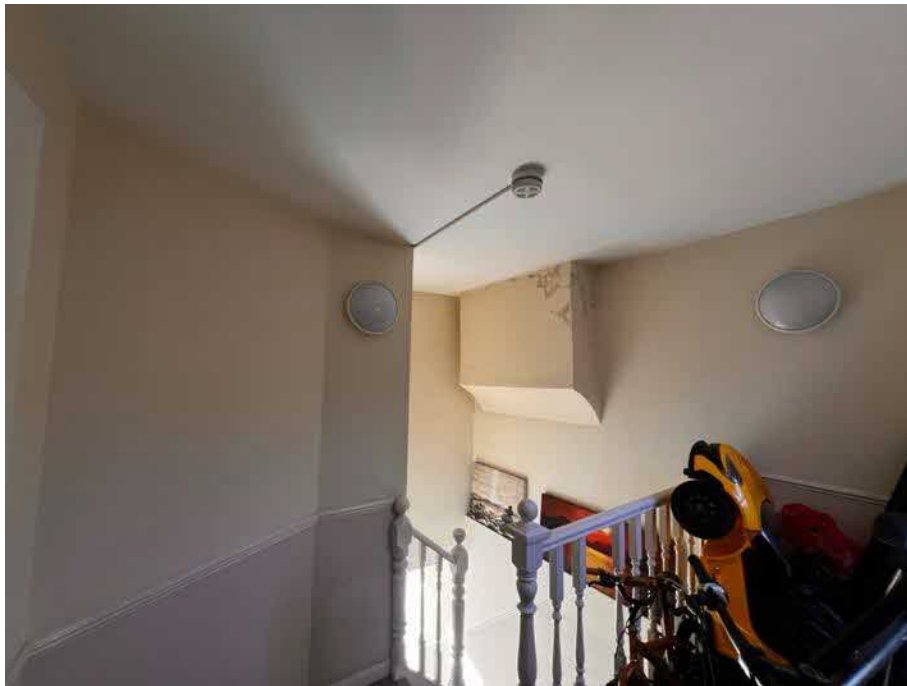


Plate 10: Communal area on the top floor

8 Evaluation

During the external assessment of the building, the roof tiles were all tightly sealed on all elevations, the window on the northern elevation was well fitted and no ingress points were points, the brickwork was all intact on the day of the survey. The windows on eastern, western and southern elevations were all intact and no gaps/ingress points were noted that can be utilised by bats and other fauna.

The internal inspection of the loft space and further communal areas of the residential part of the building, showed no evidence of bats roosting as no potential ingress points were recorded on the day of the survey.

9 Impact assessment

During the assessment there were no potential roosting features for bats to utilise therefore the dwelling on site is classified as negligible to support roosting bats. No further surveys are required.

In the unlikely event that a bat is found during the construction works all works must immediately cease and a suitably qualified ecologist should be contacted.

10 Recommendations

10.1 Foraging Bats: The surrounding landscape offers suitable foraging and commuting grounds for bats, if any additional lighting is to be installed on site, this should be designed so as to avoid increasing the levels of lighting on to adjacent trees, hedges and shrubbery. The most current guidance on lighting and bats had been issued by the Institution of Lighting Professionals (ILP). This guidance is available on the ILP website as a Guidance Note (GN) and can be downloaded at: <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

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