

COYNE ENVIRONMENTAL

65 Crescent Road

Barnet

EN4 9RD



ECOLOGICAL REVIEW

February 2024

KENNETH COYNE

Dip LA, DA, Dip TP, Cert Ecol. & Cons, CMLI. AIEEM

Coyne Environmental

5 Philosophers Gate

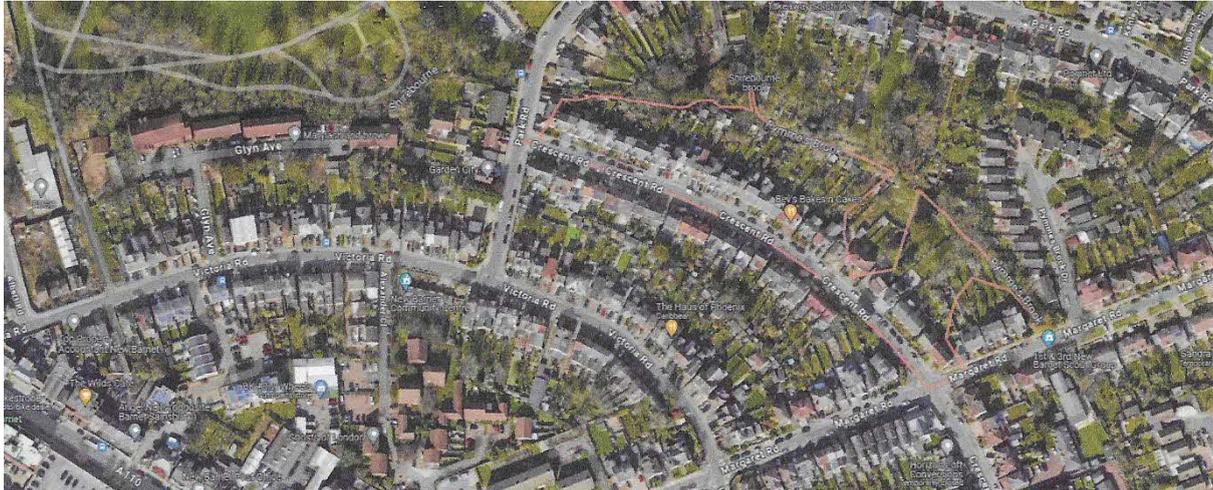
Ashwell

Herts. SG7 5DL



INTRODUCTION

Scott & Sampson Architects has instructed Coyne Environmental to carry out an Ecological Appraisal (EA) of 65 Crescent Road, Barnet, EN4 9RD, to establish the potential presence or absence of ecology on the site. This is part of a study for the submission of a planning application to Barnet Borough Council (BBC) of proposals for new housing.



Unfortunately, the application has been refused and one of the reasons for this is due to the ecology information with the following comments:

“Insufficient information has been submitted in respect of the impact.... on ecology and biodiversity could cause undue harm to specially-protected species such as bats and to biodiversity”

“Further ecological information is required The Ecological Appraisal will need be amended to give consideration to the Broadleaved deciduous woodland (Priority Habitats or Principal) along the Pymmes Brook”

“The Ecological Appraisal contains no reference along the Pymmes Brook..... regarding any direct or indirect impacts to the brook, Site of Local Importance to Nature Conservation.... The Preliminary Ecological Appraisal does not take into account the presence any protected species records within 1km of the site..... amended to given sufficient regards protected species records, habitats and designated and non-designated site of nature conservation”

.....No information has been provided as to what was previously present onsite The Ecological Appraisal will need to be amended to give retrospective evaluation of the habitats that previously present on site prior the pre-emptive site clearance.

“no information was provided on the condition of the single outbuilding and shed or the presence/absence of any potential roost features to support roosting bats. The Ecological Appraisal will need to be amended to provide details on those buildings that were referenced within the Existing Site Plan (Scott & Samson Architects, 1620.P1.02, 01/12/2023) on site and their suitability to support roosting bats (as appreciate).

“The proposed development is advised to be scaled back and position to ensure that a sufficient buffer is given to the adjacent broadleaved woodland and Pymmes Brook at least a minimum of 8m from the bank of the brook to reduce the risk of direct damage or pollutant entering the brook and its associated habitat”.

It is proposed to review the Preliminary Ecological Appraisal (PEA) survey and Report, to address the comments from the LPA. The starting point for this re-assessment is on the basis that, the Conclusions from this PEA study was:

In accordance with BCT Guidelines and having regard to the Conservation of Habitats and Species Regulations 2017, I conclude that this site does not contain evidence of areas of significance and high biodiversity value, including ESP. I assess that no further surveys would be needed to confirm this absence

I am a qualified Ecologist, Associate of the Institute of Ecology & Environmental Management with over 35 years' experience in the environmental field. This includes being a licence bat worker (Bat Licence 2015-15943-CLS-CLS). The EA survey was carried out on the 13th November 2023. This was conducted in the day time, in reasonable weather (12c), calm, dry conditions.

LOCATION

The site is a residential area of period properties with mature gardens. 63 Crescent Road is the only residence which has a much larger garden than adjacent houses. This extends, in an L shape, to behind its neighbour (61). On the north boundary of the garden is Pymmes Brook, in a narrow, restricted channel. Surrounding houses have mature gardens, with numerous mature trees, mainly willow (*Salix cinera*).



GOOGLE MAP OF SITE

Pymmes Brook, a Site of Local Interest for Nature Conservation (SLINC) and part of the 150-mile London Loop of Green Infrastructure (GI), at this point its course, is a

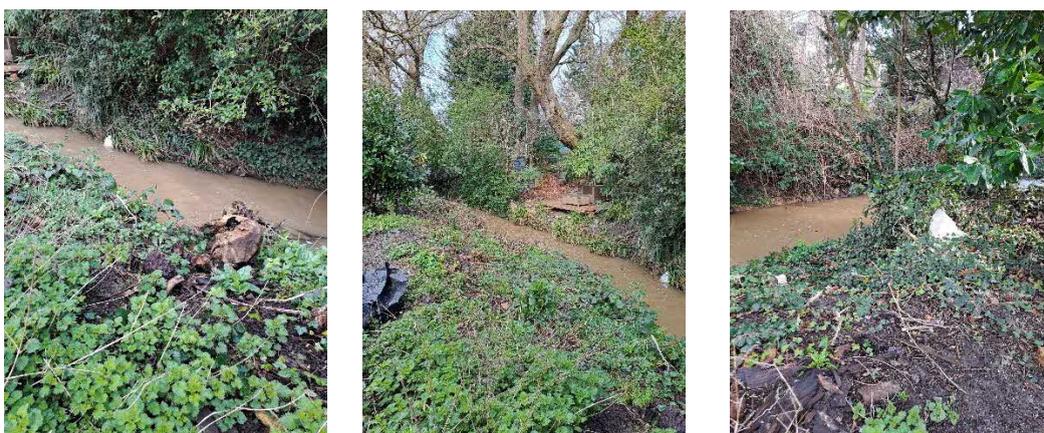
restricted channel, with minimal riparian vegetation. Rear garden fencing also precludes much wildlife from using.

Beyond the site is a continuous urban habitat, only relieved by the gardens. Immediately west is Victoria Recreation Grounds with Shirebourne a tributary of the Pymmes Brook, flowing through this. It is a typical manged urban park but the water course is more riparian in nature. To the north is a small sports ground and above it is Monkton Hadley Common and Hadley Wood golf course. To the north this becomes part of Monkton Hadley Common, which is a large area of pedunculate oak woodland and a Site of Borough Importance for Nature Conservation (Grade 1), an Ancient Woodland (AW) and common land. Beyond this is Hadley Wood Golf Course and the whole of this area was once part of the Royal Forest of Enfield Chase.

The property is in the middle of Crescent Road, with similar properties on either side. The detached dwelling is a Victorian property, which is in poor condition. The house sits to the front of a long garden, which becomes wider to the rear. In the small front garden, it is an informal parking area. As it is proposed to develop the site for three new houses the majority of the rear garden is covered in black plastic sheeting, with little of the original garden area remaining. Surrounding houses have similar large gardens.

PYMMES BROOK

The Council has been requested the applicant to give more attention to Pymmes Brook SLINC. This is named after William Pymme, a local land owner, who lived in Pymmes Park and build the Elizabethan Pymmes House, in 1327. This survived until 1940, when it was demolished after a disastrous fire. This now has a Victorian Walled Garden (Grade 11 Listed) with an ornamental lake. This popular public park is designated a Metropolitan Open Space (MOS) in the London Plan



PYMMES BROOK AT REAR BOUNDARY

Hadley Common, is the source of the Brook, a tributary of the River Lee Navigation, issuing at Tottenham Lock. On its course it is joined by Shirebourne and Salmons Brook (Angel Road). This flows over Eocene London Clay (Claygate Beds) and its

course has changed over geological time, to be much deeper and steep sided for such a minor water course. Water discharging in former colder times would have been higher, with less riparian vegetation, so that erosion would have been greater. This has resulted in a more restricted ecology, compared with other streams in the catchment area.



Pymmes Brook flows mainly through urban areas and is prone to flooding in the lower reaches where it has been heavily culverted. The section of the brook which passes 63 Crescent Road is part of a culvert with high fencing on both sides. This has restricted the vegetation to a narrow strip on both sides of the channel, including heavy shading from over hanging tree canopies.

The section on the property boundary is currently open due to the client`s temporary removal of the fencing. The vegetation is mainly common species including nettle (*Urtica dioica*), creeping thistle (*Cirsium arvense*), yarrow (*Achillea millefolium*), and hawkweed (*Hieracium vulgare*) with common grasses (*Bent*s, *Poa*, *Festuca*, spp.) and sedges *Juncus effusus*.

SITE CONDITIONS

The PEA has indicated that the existing house and its garden, are in poor condition. The inspection of the loft found no evidence of bats and in the ground no ecology of significance or habitats of importance. The Council has requested that the sheds and the detached garage be re-inspected for evidence of bats.

The two small combined sheds are almost derelict and full of discarded materials, which have de-composed for not being moved for a long time. As they are also made of asbestos, they are now a potential hazard and are due to be demolished and moved to a designated disposal site. No evidence of bats ever being present was found.

The detached garage was also inspected. This is also of asbestos construction throughout, currently used for storage and in poor condition. This type of building would not be used by bats and no evidence of them was found. This will be demolished similar to the sheds.

DETACHED GARAGE



DILAPIDATED SHED and SURROUNDINGS



REMOVABLE OF VEGETATION

A resident is entitled to carry out any activity on their property that does not reasonably affect anyone else. This includes changes to a garden, such as removing existing vegetation, if this is not a Conservation Area (CA) or any trees are protected by a Tree Preservation Order (TPO). This is not a CA and the site has no TPO's.

The vegetation in the back garden of 65 Crescent Road had become so overgrown that neighbours complained of the state of the site and the area was cleared. In order to prevent emergent species from quickly taking over the bare soil, this was covered in black sheeting which was in place on the site survey. So, I am not aware this removal is a breach of an application for a planning permission.

HISTORIC RECORD

The Council has requested information on what the state of the garden was prior to the removal of the overgrown vegetation. It is not clear what relevance this is to the

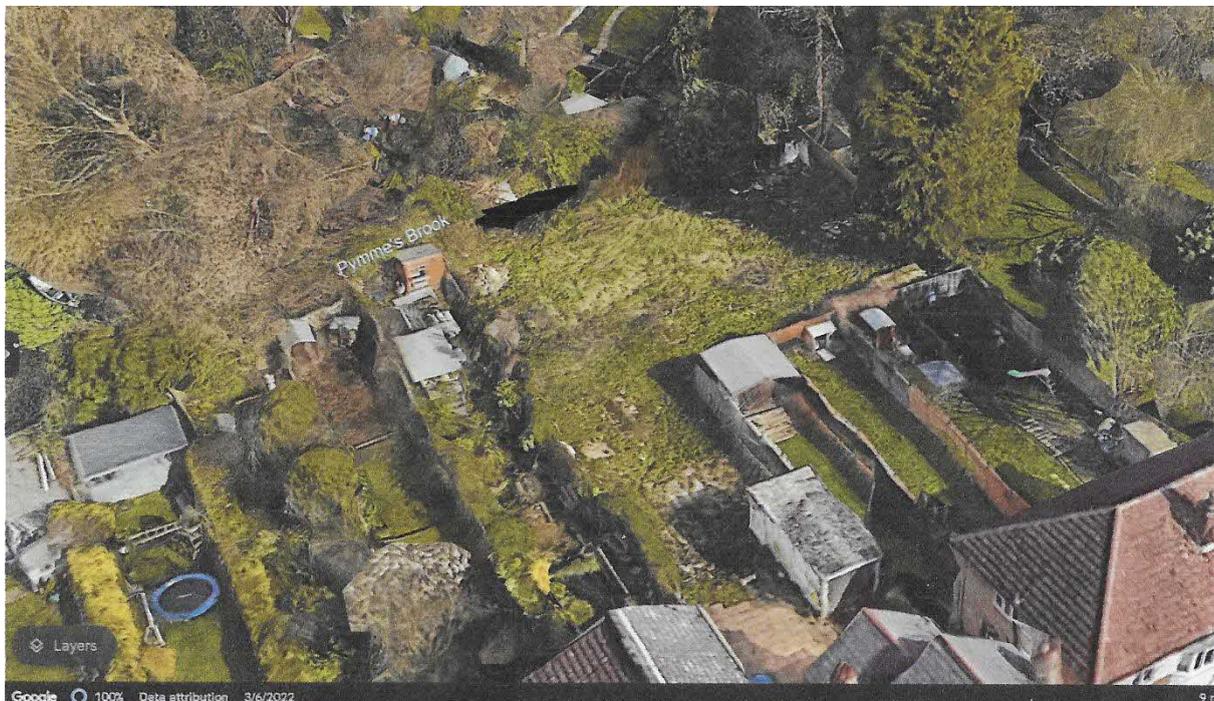
current application. However, this can only be on the basis of speaking to the client and looking at Google Maps.

The rear garden would appear to have been typical to its neighbours, of amenity lawns, mixed non-native shrubs and a fruit tree (*Malus spp* still in place). As this was subsequently left unattended it developed into a habitat of rough grasses, probably with invasive nettle and bramble and young elder and buddleia. Hawthorn and ash were possibly noted.



Photographs taken by owner around 2018 and 2020

This is a habitat that has little ecological value for a wide range of species. The boundary to Pymmes Brook would have had a fence in place so any wildlife using this as a linear habitat would not have been affected. It is acknowledged that this habitat would have been of more ecological importance than the current bare soil but would still have been one of limited value, similar to neighbours' gardens.



None of the emergent vegetation including nettle (*Urtica dioico*), bramble (*Rubus fruticosus*) dandelion (*Taraxacum agg.*) and dead nettle (*Lamium purpureum*) are of

any significant ecological importance. The few shrubs of elder (*Sambucus nigra*) and young sycamore (*Acer pseudoplatanus*), on the boundary, may be used by birds, but no signs of nests or nest building was observed (out of the normal breeding season),

ECOLOGICAL DESIGN

The Council has requested that the proposed development retains a buffer zone along the Pymmes Brook boundary. It is recommended that at the detailed design stage a landscape plan is prepared with ecological planting within this area. This will provide any wildlife passing along the Pymmes Brook an additional habitat as well as a new landscape design to accompany the proposed development and increase overall biodiversity

CONCLUSION

Coyne Environmental has been instructed to carry out an Ecological Review of 65 Crescent Road, Barnet EN4 9RD, following comments on the PEA Report by Barnet Council as part of its Refusal of the Application for housing. These have now been assessed.

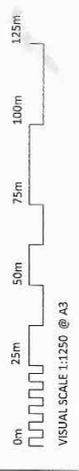
Pymmes Brook SLNIC has been inspected in more general detail and the section along the boundary of the site, in particular. At this point it is in a narrow-restricted channel and due to recent heavy rainfall appears polluted and not in very good condition. When the application erects the boundary fence the waterway will not be affected by the proposal. New ecological planting is recommended within these areas which with a landscape proposal for the whole development will provide enhanced habitats for wildlife and overall biodiversity.

The detached garage and small sheds have now been inspected for bats and nothing was found. As these structures are not only in poor condition but made of asbestos, they are due to be removed to a dedicated disposal site.

The site has also been looked at historically. It would appear to have been a garden similar to its neighbours, of no particular ecology of importance. Its removal was carried out to reduce the management of the grounds and keep in good relations with the client's neighbours.

The Preliminary Ecological Appraisal (PEA) survey results indicated that the survey has found only minimal ecological value and did not contain evidence of areas of significance and high biodiversity value, including ESP. I therefore conclude that this assessment is still valid.

In my professional opinion the original survey, analysis and Preliminary Ecology Appraisal Report and this Ecological Review Report satisfy the requirements for additional information in respect Barnet Councils comments. I conclude that a new application can be determine on this basis and that no further environmental studies would be needed.



0m 25m 50m 75m 100m 125m
 VISUAL SCALE 1:1250 @ A3

scott & sampson
 architects

1205 High Road, London, W20 6LR
 www.scottandsampson.co.uk
 tel: 020 8453 0996
 email: info@scottandsampson.co.uk

Rev	Date	Drawn	Description

Notes:
 Do Not Scale from Drawings - except for Local Authority Planning purposes only. These drawings are not intended for construction.
 Copyright © Scott Sampson Architects Ltd. This drawing is the property of Scott Sampson Architects Ltd and is the subject of intellectual property rights. It is not to be reproduced, copied, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Scott Sampson Architects Ltd.

scott & sampson architects

Project: 65 Crescent Road, E1W 9RD
 Client: Dr. Sampson
 Title: Site Location Plan
 Scale @ A3: 1:1250
 DWG No: 16202_P1.01

Drawn: MS
 Checked: MS
 Date: 04/09/22
 Status: Pre-APP
 Revisior:



Proposed Site Plan
1: 200



Proposed Street Scene
1: 100



Proposed Block Plan
1: 500

Drawn:	MS
Checked:	MS
Date:	04/07/22
Status:	Pre-App
Revised:	

Project: 65 Crescent Road, 1M 940
 Client: D. Sampson
 Title: Proposed Site
 Scale @ A1: As indicated
 Drawn No: 10205_P1.03

0m 2m 4m 6m 8m 10m
 VISUAL SCALE 1:100 @ A3

NOTE: This plan has been prepared in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1967 and the Planning (Listed Buildings and Conservation Areas) Regulations 2001. It is intended to provide a visual representation of the proposed development and is not to be used as a basis for any other planning application. The plan is subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1967 and the Planning (Listed Buildings and Conservation Areas) Regulations 2001.

REV	DATE	DESCRIPTION

scott & sampson
 architects

1050 High Road, London, E15 2HP
 020 7461 2000
 scott@sampsonarchitects.co.uk MS 1017 10/11/2008



