

1st Floor,
46 Loman Street,
London,
SE1 0EH

+44 (0)20 7043 0418
info@eightversa.com

Date:
12/10/2022

Attention:
Cliff Willis
Harrison Varma Projects Ltd

Our Reference:
10032 - 44-46 Hampstead Lane - Ecology Addendum - 2210-12snc rw

RE: 44 - 46 Hampstead Lane, London

Dear Cliff,

Eight Versa has been commissioned by Harrison Varma Projects Ltd to conduct an updated ecology walkover to inform the proposed development located at 44 - 46 Hampstead Lane, Highgate, London Borough of Haringey, N6 4LL, hereinafter referred to as 'the site'. The site is centred on National Grid Reference TQ 27093 87641. The proposals for the site include the demolition of the current buildings onsite for the construction of a care home with associated access and landscaping.

An Ecological Impact Assessment (EclA) report was previously prepared by JDEcology in September 2021 to inform a planning application at the site and should be read in conjunction with this report. However, access to 46 Hampstead Lane could not be gained for the EclA. The EclA included a Preliminary Roost Assessment (PRA) of the buildings onsite and determined that the buildings onsite had low potential to support roosting bats and therefore further Phase II surveys were required to inform the proposals. The EclA included impacts, mitigation and enhancements in relation to habitats, protected species and statutory and non-statutory sites. The report concluded that overall, the site has low ecological value and further Phase II surveys were required in relation to bats to inform the proposals.

A subsequent updated PRA and emergence survey was undertaken in September 2022 by Eight Versa. The Bat Assessment Report² details the methodology, survey results, impacts and mitigation relating to roosting bats onsite. No evidence of bats was recorded during the PRA and an emergence survey conducted on the buildings did not identify any emerging bats (see Bat Assessment Report).

The purpose of this letter report is to provide habitat descriptions for 46 Hampstead Lane which could not be accessed by JDEcology in September 2021 and provide advice on the additional impacts, mitigation and enhancement measures, if required.

Methodology

An 'Extended' Phase I Habitat Survey was undertaken on 46 Hampstead Lane including a PRA of the building onsite. The survey involved the identification of habitat types present and an assessment of the possibility for protected species onsite. The site survey was based upon the standard Phase 1 survey methodology (JNCC, 2010). The survey was carried out prior to any works being carried out. The survey was undertaken on the 26th September 2022 by Sara Curtis, Principal Ecologist and full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Weather conditions during the survey were light rain with 100% cloud cover, slight breeze and temperature of 13°C.

An updated Phase I Habitat Survey was also undertaken on 44 Hampstead Lane in September 2022.

Limitations

It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation and prediction of the natural environment. Ecological surveys are limited by factors which affect the presence of plants and animals. These include time of year, migration patterns and behaviour. Species are mobile in nature and move sites frequently. The evidence or absence of evidence of a species should not be taken as conclusive proof that this species is or is not present or that it will or will not be present in the future. The 'Extended' Phase I Habitat Survey was undertaken in September at a time of year when certain botanical species are not readily identifiable. However, due to the suburban location of the site and nature of the habitats present, the timing of the survey is not considered to be a significant limitation.

¹ JDEcology (2021) 44-46 Hampstead Lane, London - Ecological Impact Assessment

² Eight Versa (2022) 44-46 Hampstead Lane, London - Bat Assessment Report

Results

The habitats present on 46 Hampstead Lane include the residential building, hardstanding, residential garden, hedgerow and scattered trees. Habitat locations are shown on the Habitat Features Plan at the end of this document. The updated survey on 44 Hampstead Lane did not identify any significant changes to the habitats present, and therefore the habitat descriptions within the EclA are still considered valid.

Building (46 Hampstead Lane) and Hardstanding

46 Hampstead Lane comprises a brick-built residential dwelling with a multi-pitched tiled roofs. The building has converted loft voids, creating a three-storey structure with roof voids present between the bedroom ceiling and the ridge of the building and along the lower areas of the roof with access from internal doorways within the hallway. Internally, the loft voids are insulated, with tiles backed by felt and well-sealed.

Generally, the brickwork is in a good state of repair. The frontage of the building has rendering with Tudor effect timbers. The building has wooden soffits which are mainly sealed.

Lead flashing around the chimneys on the eastern aspect of 46 Hampstead Lane is slightly raised. The frontage and eastern aspect of this property are also well lit by surrounding street and security lighting. A cellar is present within 46 Hampstead Lane, accessed through stairs within the property. The cellar is dark in places and used for storage. Ventilation to the cellar is through brick vents, all of which are well sealed and small, restricting bat access into the cellar and no evidence of bats was observed.

Hardstanding in the form of a driveway, patio and pathways are present throughout the site.

The building and hardstanding habitats are considered to be of negligible ecological importance.

Residential Garden

The garden of the onsite buildings runs along the northern and southern boundary of the site. The garden mainly comprises a short sward, mown lawn with introduced shrubs within beds and planters. A non-native hedgerow runs along the southern boundary of the site. The majority of species within the introduced shrubs are non-native species. The residential garden habitats are considered to be of negligible ecological importance.

Scattered Trees

A number of scattered trees are located around the boundary of the 46 Hampstead Lane. The trees vary in age from young to mature and include a mix of native and coniferous species. The majority of these trees over sail the residential garden. The trees onsite are considered to be of up to local ecological importance.

Protected/Priority Species

The site has the potential to support opportunistic roosting bats within the building and nesting birds within the trees and shrubs onsite. This is similar to the potential for 44 Hampstead Lane. It is therefore considered that the ecological assessment within the EclA report can also extend to 46 Hampstead Lane.

Concluding words

The updated survey has not found any significant difference in habitats or condition from the original EclA undertaken in 2021. It is therefore concluded that the impacts, mitigation and enhancements within the EclA report are valid for the whole site and should be followed. Further bats surveys have been undertaken on the site (see Bat Assessment Report), and the mitigation within that report should also be followed.

Please do not hesitate to contact me if you have any queries.

Yours sincerely,



Sara Curtis
Principal Ecologist and Sustainability Consultant



Basemap from Google, 2022



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Title: Habitat Features

Project: 44 - 46 Hampstead Lane, London

Prepared by: Sara Curtis

Quality Assured by: Rachel Whitham

Date: October 2022