

BREEAM Interim Compliance File Note

Site Address: Alexandra Park school, Bidwell Gardens, London, N11 2AZ

Client Name: Alcema Ltd.

Reference: Post-construction BREEAM site visit

Date: 9th January 2026

Background

Arbtech Consulting Ltd was instructed to undertake a post-construction visit of Alexandra Park school, Bidwell Gardens, London, N11 2AZ (hereafter referred to as 'the site') by Alcema Ltd. (hereafter referred to as 'the client') to ensure compliance with Building Research Establishment Environmental Assessment Method (BREEAM). The BREEAM report was produced by Arbtech Consulting Ltd., in May 2025. This post-construction BREEAM site visit was undertaken to fulfil the biodiversity enhancements and proposed landscaping set out in the LEMP (Arbtech, 2025) and credit compliance under LE05 of the BREEAM Land Use and Ecology Assessment.

Methodology

Beth Ellison-Perrett BSc (Hons) MSc MRSB, Senior Consultant, attended the site on the 9th January 2026 to assess the site for compliance. The LEMP stated biodiversity enhancements and proposed landscaping for the site which include:

- Two bat boxes.
- Two bird boxes.
- Three invertebrate log pyramids.
- Creation of 0.003ha of modified grassland.
- Creation of 0.041km of native hedgerows.
- Enhancement of 0.0385ha of poor condition modified grassland to provide other neutral grassland.
- Planting of 9no. trees, 4 on site and 5 off site.

Results

LE04 – Enhancing site ecology. Actions: ecological enhancements to be implemented. The following enhancements are outlined within the LEMP report and were found to be present during the site visit:

- Bird boxes (1no. Vivara Pro Seville, 2no. Vivara Pro Woodstone Sparrow and 1no. Little Owl box)
- Bat boxes (2no. large multi-chamber Woodstone box)
- Invertebrate log pyramid (1no. log pile)

The bird and bat boxes and the invertebrate log piles have been confirmed onsite. This requirement is satisfied.

Photos of the installed enhancements are shown below (Figures 1 – 4)



Figure 1: Vivara Pro Seville bird box



Figure 2: Vivara Pro Woodston Sparrow bird box



Figure 3: large multi-chamber Woodstone bat box



Figure 4: log pile onsite

LE05 - Long-term ecology management and maintenance, ensuring that biodiversity gains and protected ecological features are sustained after construction. Actions: the change in ecological value will be greater than zero. Table 3 within the LEMP report (Arbtech, 2025) outlines the post-development landscaping, including:

- Creation of 0.003ha of modified grassland.
- Creation of 0.041km of native hedgerows.
- Enhancement of 0.0385ha of poor condition modified grassland to provide other neutral grassland.
- Planting of 9no. trees, 4 on site and 5 off site.

This has been confirmed and this requirement is satisfied.

Photos of the created landscaping are shown below (Figures 5 – 8)



Figure 5: five newly planted trees onsite



Figure 6: enhanced area of modified grassland to other neutral grassland



Figure 7: newly created area of modified grassland



Figure 8: newly planted native hedgerow

Further actions

None.

Conclusion

The ecological enhancement measures recommended in the Design Stage report and shown on the Enhancements Plan have been installed in full (including bat boxes, bird boxes, log piles, native hedgerow, wildflower grassland and tree planting).



Additionally, the habitat creation and enhancement measures specified at Design Stage have been implemented onsite, and the change in ecological value is greater than zero post-development.

Author

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