

**SOUTHERN OFFICE**

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By Email Only (ebacon@ardmoregroup.co.uk)

Elliot Bacon
Ardmore Group
6 Warf Studios
28 Warf Road
London
N1 7GF

Our ref: RS/10408/RA

Dear Elliot:

Land at Hornsey Town Hall, The Broadway, London, N8 9JJ: Post Construction Letter Report.

Phlorum staff were present at land at Hornsey town hall on the 18th November 2024 to carry out a post-construction assessment. The purpose of this is to ensure that ecologist recommendations have been implemented at the site.

The bulleted paragraphs below provide a summary of ecologist recommendations for the site:

- External lighting as part of any future development at the site should be carefully devised to take account of bats in the wider surrounds and it is recommended that a sympathetic lighting strategy should be incorporated into the design proposals to allow bats to use linear features for commuting post development.
- All retained trees, including all adjacent off-site trees should be protected in accordance with British Standards (BS 2012) 5837:2012 Trees in Relation to Design, Demolition and Construction. The root protection areas of any retained trees must be left free from excavation and disturbance and protected during any proposed works.
- Due to the presence of Japanese Knotweed, a Schedule 9 non-native invasive species within the site, it is recommended that a Japanese Knotweed Management Plan (JKMP) is produced to guide the development process and control the spread of this invasive species in accordance with current legislation.
- Additional bird nesting and bat roosting provision could be incorporated into new design proposals. These could either be installed on trees or incorporated into the design of the new buildings.

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- Additional tree and shrub planting could be incorporated into the landscape proposals to compensate for any removal to facilitate the works. Planting should include a high proportion of native species and be of local provenance where possible. These should be carefully selected to ensure they contain species suitable for the area.

During the site visit and through communication with the client the below was confirmed:

- External lighting: Lighting around potential roost features (retained tree shown in image 1, south-west of site) is under 1 lux. Lighting along potential commuting routes for bats is between 1 and 10 lux. Lighting that is sympathetic to bats is recommended to be no higher than 1 lux. A range of lights have been used including bollards with a downward light spill and ground recessed lighting with an upward light spill. Ground recessed lighting with an upward light spill is used in close proximity to the retained trees. The lighting strategy for the site is considered to be sympathetic to roosting bats. However, due to security reasons, lighting along commuting routes cannot be below 1 lux.
- Retained trees: Arboriculture assessments were conducted on retained trees in 2017 (Phlorum) to identify trees to be retained and recommend protection measures. An additional survey was undertaken (Phlorum) in 2021 to review protection measures and make further recommendations to ensure the protection of retained trees.
- Japanese Knotweed: A Japanese knotweed Management Plan was produced by Phlorum, dated July 2017. However, Phlorum was not involved in the remediation works on site. It is our understanding that remediation works were undertaken by Elcott Environmental, and that remediation works are ongoing (Elcott environmental, 2024). It is for Elcott Environmental to confirm that work was undertaken in accordance with the management plan.
- Bird nesting and bat provision: The client has confirmed that they will install one bat and one bird box at the development.
- Tree and shrub planting: Several compensatory trees had been planted at the site as well as number of planters with ornamental planting. Additionally, there were some small areas of amenity grassland.

Photos 1 – 4 below show post-development landscaping at the site:

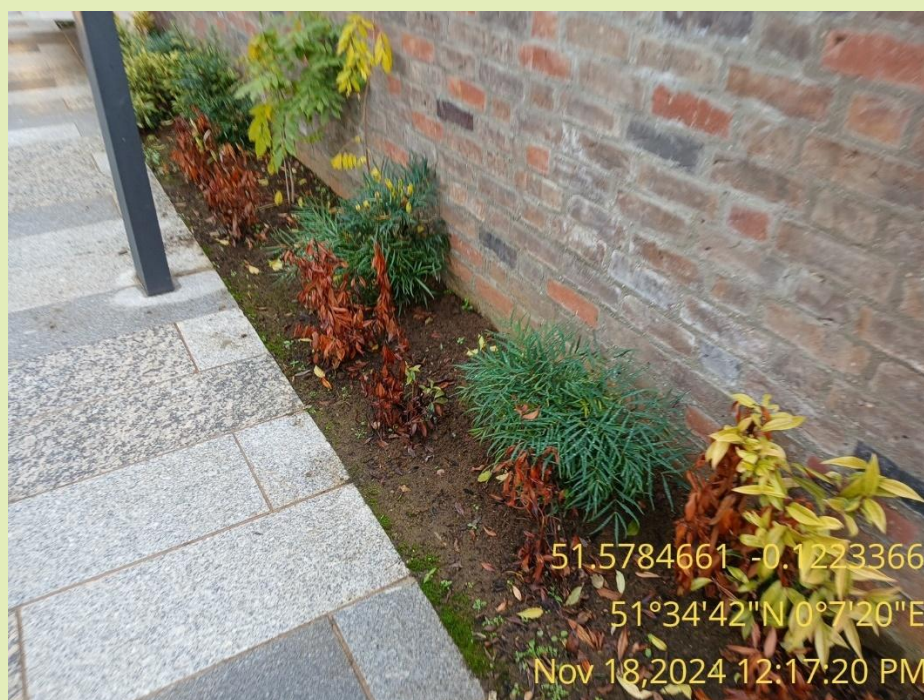
Photo No.	Photographs
1	 51.5782970 -0.1224003 51°34'42"N 0°7'21"E Nov 18, 2024 12:16:46 PM Retained tree with potential roost features and area of amenity grassland.

2



Compensatory tree planting and amenity grassland.

3



Ornamental planting outside of building.

4



Ornamental planters.

We can conclude that all works were carried out in line with the recommendations within the ecology reports.

Yours sincerely



Robert Anthony
Environmental Consultant
Encs.