Hornsey Town Hall Archaeology Assessment

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CgMs HERITAGE

PART OF RPS

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Hornsey Town Hall
The Broadway
Crouch End
London N9

July 2017

Local Planning Authority:
London Borough of Haringey

Site centred at:
TQ3025 8834

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EXECUTIVE SUMMARY

The site of Hornsey Town Hall, The Broadway, Crouch End London N9, has been reviewed for its below ground archaeological potential.

In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.

In terms of relevant above ground heritage designations, Hornsey Town Hall comprises a Grade II* Listed Building, the Broadway Annexe and Hornsey Library comprise Grade II Listed Buildings, and the site lies within a Conservation Area. Above ground heritage issues are dealt with in separate reporting.

In terms of relevant local designations, the western end of the site lies within an Area of Archaeological Priority, as defined by the local planning authority, as it lies within the historic core of Crouch End.

The western part of the site is considered likely to have a good potential for settlement activity dating to the Medieval and Post Medieval periods, although any archaeological remains present are likely to have been truncated by 19th and 20th century development.

Past post depositional impacts are considered likely to have been severe as a result of several phases of redevelopment.

Proposals include the mixed use redevelopment of the site, including the retention and refurbishment of relevant buildings.

Further fieldwork is likely to be required in the form of evaluation trial trenching, associated with any development proposed within the western part of the site. Across the rest of the site it is considered unlikely that any further archaeological fieldwork will be required.

As significant archaeological deposits are not anticipated, any further work can be secured by an appropriate condition attached to the granting of consent.

1.0 INTRODUCTION AND SCOPE OF STUDY

1.1 This below ground archaeological desk-based assessment has been researched and prepared by Richard Meager of CgMs Consulting on behalf of Crouch End (FEC) Limited.

1.2 The subject of this assessment, also referred to as the study site, comprises the site of Hornsey Town Hall, Broadway, Crouch End, London N9. The study site is bound to the west by The Broadway and Hatherley Gardens, to the south by Haringey Park and Hornsey Library and to the east and north by housing. The study site is 1.33 hectares in extent and is centred at National Grid Reference TQ3025 8834, within the London Borough of Haringey (see Figures 1 and 2).

1.3 In terms of relevant designated heritage assets, as defined in Section 2 below, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck (see Figure 2).

1.4 In terms of above ground heritage designations, Hornsey Town Hall comprises a Grade II* Listed Building, the Broadway Annexe and Hornsey Library comprise Grade II Listed Buildings, and the site lies within a Conservation Area. However, this report specifically excludes any assessment of above ground heritage issues (see Figure 2).

1.5 In terms of relevant local designations, the western end of the study site is located within an Archaeological Priority Area, as defined by the London Borough of Haringey (see Figure 2).

1.6 Crouch End (FEC) Limited have therefore commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.

1.7 In accordance with relevant government policy and guidance on archaeology and planning, including 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2014), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.

1.8 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including Haringey Local Studies Library. The report also includes the results of a comprehensive map

regression exercise. The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

2.1 Legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF). The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and updated 10 April 2014 (http://planning guidance.planningportal.gov.uk).

2.3 The NPPF and NPPG are also supported by three Good Practice Advice (GPA) documents, published by Historic England in 2015: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.

2.4 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition of the contribution that heritage assets make to our understanding of the past.

2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined

in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.11 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements

of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.14 The relevant Strategic Development Plan framework is provided by the London Plan Consolidated with Alterations Since 2011. The Further Alterations to the London Plan (FALP) were adopted 10 March 2015. This document includes the revised early minor alterations to the London Plan were published in October 2013. There are no changes to Policy 7.8; slight amendments have been made to the wording of Policy 7.10 World Heritage Sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Sites prepared in 2012. Recent Minor Alterations to the London Plan (MALP) published 14 March 2016, concern housing standards and parking, with no alteration to heritage policies.

2.15 Policy in the Consolidated London Plan relevant to archaeology at the study site includes the following:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

A. LONDON'S HERITAGE ASSETS AND HISTORIC ENVIRONMENT, INCLUDING LISTED BUILDINGS, REGISTERED HISTORIC PARKS AND GARDENS AND OTHER NATURAL AND HISTORIC LANDSCAPES, CONSERVATION AREAS, WORLD HERITAGE SITES, REGISTERED BATTLEFIELDS, SCHEDULED MONUMENTS, ARCHAEOLOGICAL REMAINS AND MEMORIALS SHOULD BE IDENTIFIED, SO THAT THE DESIRABILITY OF SUSTAINING AND

ENHANCING THEIR SIGNIFICANCE AND OF UTILISING THEIR POSITIVE ROLE IN PLACE SHAPING CAN BE TAKEN INTO ACCOUNT.

B. DEVELOPMENT SHOULD INCORPORATE MEASURES THAT IDENTIFY, RECORD, INTERPRET, PROTECT AND, WHERE APPROPRIATE, PRESENT THE SITE'S ARCHAEOLOGY.

PLANNING DECISIONS

C. DEVELOPMENT SHOULD IDENTIFY, VALUE, CONSERVE, RESTORE, RE-USE AND INCORPORATE HERITAGE ASSETS, WHERE APPROPRIATE.

D. DEVELOPMENT AFFECTING HERITAGE ASSETS AND THEIR SETTINGS SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THEIR FORM, SCALE, MATERIALS AND ARCHITECTURAL DETAIL.

E. NEW DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, LANDSCAPES AND SIGNIFICANT MEMORIALS. THE PHYSICAL ASSETS SHOULD, WHERE POSSIBLE, BE MADE AVAILABLE TO THE PUBLIC ON-SITE. WHERE THE ARCHAEOLOGICAL ASSET OR MEMORIAL CANNOT BE PRESERVED OR MANAGED ON-SITE, PROVISION MUST BE MADE FOR THE INVESTIGATION, UNDERSTANDING, RECORDING, DISSEMINATION AND ARCHIVING OF THAT ASSET.

LDF PREPARATION

F. BOROUGHS SHOULD, IN LDF POLICIES, SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.

G. BOROUGHS, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.

2.16 The relevant Development Plan framework is provided by the Haringey Unitary Development Plan (UDP) which was formally adopted by the Council in 2006 and contains the following policy, saved in 2013, relating to archaeology:

CSV8: ARCHAEOLOGY

PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT AREAS OF ARCHAEOLOGICAL IMPORTANCE IF THE FOLLOWING CRITERIA ARE MET:
A) APPLICATIONS ARE ACCOMPANIED BY AN ARCHAEOLOGICAL ASSESSMENT AND EVALUATION OF THE SITE, INCLUDING THE IMPACT OF THE PROPOSED DEVELOPMENT.
B) DEVELOPMENT PROPOSALS WILL PRESERVE IN SITU, PROTECT AND SAFEGUARD IMPORTANT ARCHAEOLOGICAL REMAINS AND THE SETTINGS AND, WHERE APPROPRIATE, PROVIDE FOR THE PERMANENT DISPLAY AND INTERPRETATION OF THE REMAINS.

THE COUNCIL WILL ENSURE THE PROPER INVESTIGATION, RECORDING OF SITES AND PUBLICATION OF THE RESULTS IS CONDUCTED BY A SUITABLY QUALIFIED ARCHAEOLOGICAL CONTRACTOR, AS AN INTEGRAL PART OF A DEVELOPMENT PROGRAMME WHERE A DEVELOPMENT INCORPORATES ARCHAEOLOGICAL REMAINS OR WHERE IT IS CONSIDERED THAT PRESERVATION IN SITU IS NOT APPROPRIATE.

2.17 Haringey's Local Plan: Strategic Policies 2013-2026, adopted March 2013, contains the following policy relating to archaeology:

SP12: CONSERVATION

- **The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas. Registered Parks and Gardens, Archaeological Priority Areas and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.**
- **The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.**

2.18 Section 6 of the 2003 draft Supplementary Planning Guidance (SPG) Note 2, Conservation and Archaeology, is entitled 'Sites of Archaeological Importance', and comprises the following:

Sites of Archaeological Importance

6.1. The council will promote the conservation, protection and enhancement of the archaeological heritage of the borough and its interpretation and presentation to the public. In particular it will:

1. Seek to ensure that the most important archaeological remains and their settings are permanently preserved.

2. On other sites of archaeological significance, ensure that provision is made for archaeological investigation, excavation, and public dissemination (publication) before development begins. Such excavations are to be in accordance with a detailed scheme to be agreed in advance with the council, who will in turn consult with the Greater London Archaeology Advisory Service, English Heritage, who act as the council's advisors on archaeological matters.

3. Encourage co-operation between landowners, developers and archaeological organisations in accordance with the institute of field

archaeologists' code of conduct and The Greater London Archaeology Advisory Service's archaeological guidance papers.

4. Within areas of archaeological importance as shown on the proposals map, all planning applications involving groundwork must be accompanied by an archaeological desktop assessment of the potential archaeological value of the site. If such an assessment indicates that the site has archaeological value, the council may require the applicants to commission a field evaluation in advance of the determination of that application from an archaeological body acceptable to the council. Pre-determination evaluations may also be required in other cases where the Council has evidence that archaeological remains might be present.

5. In appropriate cases the council will request the developer to enter into a Section 106 agreement to ensure that an archaeological investigation and excavation is carried out by a suitable body, to the satisfaction of the Council. Such agreements should cover arrangements for access, funding and facilities. The Council may also impose planning conditions to achieve satisfactory heritage safeguards.

6.2. The archaeological heritage of Haringey has considerable potential. It includes historic centres and ancient monuments, archaeological sites and find-spots and areas of geology and topography especially attractive for early settlement. The Council wishes to further public appreciation of the archaeological heritage and to encourage its effective management as an educational, recreational and tourist resource. It will therefore promote the conservation, protection and enhancement of archaeological sites and their interpretation and presentation to the public. The support of all interested parties is essential in that process.

6.3. The Council will encourage suitable design, land use and management to safeguard archaeological sites. The most important archaeological remains and their settings should be permanently preserved (if necessary for public access and display). The Council will also seek to ensure that any sites and areas of particular regional or national archaeological importance are afforded appropriate statutory protection.

6.4. There are currently no scheduled ancient monuments in Haringey and hence no scheduled archaeological remains. Clause 1 of the above policy would apply to remains which would fulfil the criteria for scheduling under the Ancient Monuments And Archaeological Areas Act 1979, even if they have not as yet been scheduled. Clause 2 would apply to unscheduled remains not sufficiently important to fulfil the ancient monuments and archaeological areas act criteria, but which are nevertheless of local importance.

2.19 In terms of relevant designated heritage assets as defined above and as shown on Figure 2, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites, or Historic Wreck sites, lie within the vicinity of the study site.

2.20 In terms of relevant above ground heritage designations, Hornsey Town Hall comprises a Grade II* Listed Building, and the site lies within a Conservation Area, however this report specifically excludes any assessment of above ground heritage issues.

2.21 In terms of relevant local designations the western end of the study site lies within an Archaeological Priority Area, as defined by the London Borough of Haringey.

2.22 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).

3.1.2 The British Geological Survey (England and Wales Sheet 256 North London 1994) shows the study site to lie on an area of London Clay.

3.1.3 Previous site-specific geotechnical investigation works confirmed the geological sequence within the study site as Made Ground over London Clay apart from in the west of the site in the area of the forecourt where the geological sequence was confirmed as Made Ground over Alluvium capping London Clay. The alluvium is likely to be localised and may be associated with a well or pond that may have been located in this part of the site. Made Ground was recorded from a thickness of 0.30-3.30m. The alluvium in the west of the site was encountered from 0.68m bgl to 0.74m bgl (STATS 2009).

3.1.4 Figure 13 reproduces a cross section through the eastern part of the site which shows the known depth of made ground.

3.2 Topography

3.2.1 The site lies at the base of a north facing hill slope. It gently slopes downwards from c.49m AOD in the south east, to c.44m AOD in the northeast, and c.46m AOD in the northwest. The existing development has been terraced into the natural hill slope.

3.2.2 No watercourses or naturally occurring bodies of water are known within the immediate vicinity of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

(Including Map Regression Exercise)

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

Historic

Roman	AD 43	-	410
Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1799
Modern	AD 1800	-	Present

4.2 Introduction

4.2.1 What follows comprises a review of archaeological findspots within a one kilometre radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.

4.2.2 In terms of relevant designated heritage assets, as defined above in paragraph 2.8 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck sites lie within the study area.

4.2.3 In terms of relevant above ground heritage designations, Hornsey Town Hall comprises a Grade II* Listed Building, the Broadway Annexe and Hornsey Library comprise Grade II Listed Buildings, and the site lies within a Conservation Area. However, this report specifically excludes any assessment of above ground heritage issues (see Figure 2).

4.2.4 In terms of relevant local designations, the western end of the study site lies within an Archaeological Priority Area as defined by the London Borough of Haringey, designated

as Crouch End Village, due to its Medieval antecedents (GLHER ref DLO35742, TQ3009 8844).

4.2.5 In general there are very few GLHER findspots identified within the one kilometre study area search radius; those present relate predominantly to documentary references to Medieval activity.

4.2.6 The map regression demonstrates that the western part of the site was developed by the eighteenth century, with the town hall complex developing across the site from the 1930s.

4.2.7 Chapter 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive.

4.3 Palaeolithic and Mesolithic

4.3.1 Isolated finds dating to the Palaeolithic period have been identified within the one kilometre search area, although the exact location of the finds is unknown (MLO402, MLO401, MLO35170, MLO24673, MLO191, TQ3000 8900). These finds may represent casual loss rather than occupational activity.

4.3.2 No evidence dating to the Mesolithic period has been recovered within the one kilometre study area search radius.

4.3.2 Due to the paucity of finds the archaeological potential of the study site for the Palaeolithic and Mesolithic periods is considered to be generally low.

4.4 Neolithic, Bronze Age and Iron Age

4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.4.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.4.3 A Neolithic polished green axe was found in 1908 approximately 750m north east of the study site (MLO194, TQ3090 8860), and a flint leaf point was found in Priory Park to the north (MLO401, TQ3000 8900).

4.4.4 No evidence dating to the Bronze Age or Iron Age has been recovered within 750m of the study site.

4.4.5 It is likely that during the prehistoric periods the study site lay within a dense wooded landscape. The heavy clays at the site would have provided a hostile agrarian environment suggesting early woodland clearance and settlement within the area would have been doubtful.

4.4.6 Overall, it is therefore considered that the study site has a generally low archaeological potential for the prehistoric periods.

4.5 Roman

4.5.1 The line of Blackstock Road, to the south of the study site, was once considered the line of Ermine Street, a principal road linking London with Lincoln and York, however, it is now considered to be a lesser Roman road (MLO11080, TQ3130 8695).

4.5.2 Typical archaeological features associated with Roman roads can include evidence for settlement and occupation, roadside ditches and land division, together with quarry pits and burials.

4.5.3 No archaeological finds or features of Roman date have however been identified on the GLHER within a one kilometre radius of the study site.

4.5.4 It is likely that during this period the study site continued to lie within dense woodland and is therefore considered to have a low archaeological potential for the Roman period.

4.6 Anglo Saxon and Medieval

4.6.1 By the time of the Domesday Survey of 1066 Crouch End had been cleared of woodland and had become a centre for cultivation as an estate of 1.5 hide and 1 virgate is recorded within the survey (VCH 1980).

4.6.2 The Medieval settlement developed around the junction of several local roads which is where the place name derives (Latin 'crux' for cross or cross roads). By the 14th

century the study site formed part of the Medieval estate of Topsfield. The western part of the site would have fronted onto the Medieval roadside within the core of the Medieval settlement (MLO5642, TQ303 886; DLO35742, TQ3009 8844; MLO361, TQ2983 8829).

4.6.3 Within the study area search radius, roads believed to have Medieval antecedents include Fortess Road to the southwest (MLO11085, TQ2943 8655), and Stroud Green Road to the south (MLO11084, TQ3077 8752).

4.6.3 The archaeological potential of the study site for the Medieval period is therefore considered to be good for evidence of settlement activity, within the western part of the site.

4.7 Post-Medieval and Modern (including map regression)

4.7.1 By the early Post Medieval period the site continued to comprise part of the 'Tops field' estate as shown by the sketch plan of the 1603 map of the Bishop of London's Manor of Hornsey (Fig. 3).

4.7.2 By 1681 Old Crouch Hall was built and the site comprised part of the garden of the 4 acre estate. The 1745 John Rocque map (Fig. 4) identifies three buildings within the western part of the study site.

4.7.3 By 1815 three rectilinear buildings occupied the west of the study site (Fig. 5), with open land including garden to the east.

4.7.4 The First Edition Ordnance Survey (Fig. 6: 1862) shows the bulk of the site to comprise garden, with two 19th century villas to the southeast. The rectilinear building in the west of the site is known as Lake Villa by this date. Lake Villa comprised of a long, low building with a weatherboarded upper storey. To the rear of Lake Villa a large pond occupied part of the tree lined grounds that lay within the east of the site.

4.7.5 Broadway Hall Chapel lay in the west of the site by the late 19th century following demolition of the former buildings. Plate 1 is a photograph of Broadway Hall. Plate 2 is a photograph of Crouch End Broadway taken in 1884. The four shops on the right of the photograph were located within the western part of the study site whilst over the roof on the right can be seen the cupola of Broadway Hall. In 1888 Old Crouch Hall and Linslade House to the north of the site were demolished (Fig. 7: Second Edition Ordnance Survey, 1894).

4.7.6 The Third Edition Ordnance Survey (Fig. 8: 1915) shows that a Telephone Exchange was built to the north east of Lake Villa, whilst further north commercial premises had been built to the west.

4.7.7 In 1932 'The Clinic' comprising of a 2 storey building was built in the east of the study site, together with an electricity sub station. By 1935 the centre of the site had been cleared and Hornsey Town Hall developed. The forecourt of the Town Hall was created following demolition of Lake Villa and Broadway Hall (Plates 4 and 5). A former well was recorded during these site works. Plate 4 shows the conditions of the proposed forecourt in December 1934. The Town Hall was designed by Reginald Uren, and comprised an L-shaped footprint with a tower set back from the street (Fig 9 and Plates 5 and 6). It was flanked to the north by the electricity showroom adapted by Uren in 1938 from the former telephone exchange.

4.7.8 Between 1936 and 1955 (Fig. 10) some of the villas fronting Haringey Park had been demolished and redeveloped as a landscaped park to the south of the Town Hall. Further Municipal buildings in the form of L-shaped and rectilinear buildings had been constructed in the east whilst to the north of the electricity showroom additional buildings (possibly garages) had been built.

4.7.9 Between 1955 and 1970 the remaining villas along Haringey Park had been demolished and the area developed as a library which lay outside the site boundary whilst to the north a car park and garden area lay within the site. Two former Municipal buildings had been demolished and replaced with pre-fabricated buildings in the central and eastern part of the site (Fig. 11). Between 1970 and 1980 the forecourt to the Town Hall had been re-landscaped with an area of green space forming the town square (Fig. 12).

4.7.10 From 1980 further buildings within the eastern part of the site were demolished and the area turned into a carpark. There has been no subsequent significant change to the study site (Figs. 14-15).

4.7.11 The archaeological potential for the Post Medieval period is considered to be good for evidence of settlement activity in the west of the site. The heritage potential for the modern period lies solely in the extant 1930s buildings and will not be reviewed in this assessment.

4.8 Negative / Neutral Evidence

4.8.1 Negative evaluation, revealing Modern truncation, has taken pace at the Greig City Academy, Hillfield Avenue, north of the study site (ELO502, TQ30481 89298)

4.9 Assessment of Significance

4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

4.9.2 No archaeological designated heritage assets as defined in the NPPF are recorded on or in close proximity to the study site.

4.9.3 Overall it would appear that while it is possible that archaeological remains may be present within the study site boundary, the balance of probability is that these will be solely of local significance.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

5.1 Site Conditions

5.1.1 The study site comprises the principal buildings of Hornsey Town Hall dated to 1935 with later additions and alterations, a 2 storey 'pre-fab' building, an electricity sub station, the 'clinic', the public square, the Broadway annexe, single storey commercial premises, carparking, hardstanding and landscaping (Figs. 14-15).

5.1.2 The cutting of the footings, services and the basements of the existing buildings will have truncated or completely removed any archaeological potential, together with the construction and subsequent demolition and grubbing out of buildings previously occupying the study site.

5.1.3 It was observed that the natural gradient had been terraced prior to construction of the existing buildings on the site. In addition access to a lower ground floor or basement was observed at the 'clinic' whilst a further basement is known to be present beneath the Town Hall. The extent of Made Ground recorded during previous site investigations confirms the extent of past ground disturbance across the site based on terracing and cumulative impacts from previous development and clearance.

5.1.4 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

5.2 Development Proposals

5.2.1 Proposals include the Demolition of the Weston Clinic building, courtyard infill extension, Library garage, Library Annex and energy centre. Refurbishment and change of use of the Hornsey Town Hall from b1 use class and sui-generis to a mixed use scheme comprising a hotel (use class c1), food and beverage uses (use classes a3 and a4), community uses (use class d1, d2 and sui-generis) and co-working use (use class b1). Removal of east wing extension and erection of east wing roof extensions. The erection of a 7 storey building and part 4, part, 5, part 6, part 7 storey building to the rear and associated car parking at basement level. Change of use of the ground floor of Broadway Annex to food and beverage use (use class a3 and a4) and change of use of the first and second floors to residential use. The erection of an extension to the rear of the Broadway Annex and erection of a residential mews block to the rear of the Broadway Annex. Comprising 146 residential units in total. Alterations and landscaping improvements to the town hall square and open spaces (see Figure 16).

5.2.2 For any proposed development within the Archaeological Priority Area, although no site investigation works have yet been undertaken here, it is anticipated that the extent of past ground disturbance will be similar to that across the rest of the site. It is considered likely therefore that the proposed development will only impact on previously truncated archaeological deposits of local significance.

5.2.3 Across the remainder of the site it is considered unlikely that any redevelopment will have a significant archaeological impact due to not only the extent of past ground disturbance but also its low archaeological potential.

6.0 SUMMARY AND CONCLUSIONS

6.1 The site of Hornsey Town Hall, The Broadway, Crouch End, London N9, has been reviewed for its below ground archaeological potential.

6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.

6.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck sites lie within the study area.

6.4 In terms of above ground heritage designations, Hornsey Town Hall comprises a Grade II* Listed Building, the Broadway Annexe and Hornsey Library comprise Grade II Listed Buildings, and the site lies within a Conservation Area. However, this report specifically excludes any assessment of above ground heritage issues (see Figure 2).

6.5 In terms of relevant local designations, the western part of the site lies within an Archaeological Priority Area as designated by the London Borough of Haringey.

6.6 This assessment concludes that the site is considered likely to have a generally low archaeological potential for the prehistoric and Roman periods, however the western part of the site has been judged likely to have a good archaeological potential for settlement activity relating to the Medieval and Post Medieval periods.

6.7 The extent of Made Ground recorded during previous site investigations confirms the extent of past ground disturbance across the site, as a result of terracing and cumulative impacts from previous development and clearance. In addition the cutting of footings, services and the basements for the existing development are considered likely to have truncated or completely removed any archaeological potential.

6.8 Proposals include the mixed use redevelopment of the site, including the retention and refurbishment of relevant buildings.

6.9 For any development proposed within the Archaeological Priority Area, in the western part of the site, it is anticipated that the extent of past ground disturbance in this part of the site will be similar to that recorded across the rest of the site. It is therefore anticipated that the proposed redevelopment here will only impact on previously truncated archaeological deposits of local significance. Across the remainder of the site

it is considered unlikely that any redevelopment will have a significant or widespread negative archaeological impact due to not only the extent of past ground disturbance but also its low archaeological potential.

6.10 For proposed development within the western part of the site, it is considered likely that appropriate archaeological work in the form of a trial trenching exercise within the proposed footprint, would be sufficient to record the presence or absence of archaeological remains. This work can be secured by a standard archaeological style condition attached to the granting of planning consent. In the unlikely event that significant archaeological deposits are encountered than further archaeological mitigation may then be required.

6.11 Across the rest of the site it is considered unlikely that any further archaeological work will be required.

SOURCES CONSULTED

1. General

British Library

Bruce Castle Museum and Archive

Greater London Historic Environment Record

2. Internet

http://archaeologydataservice.ac.uk

http://www.bombsight.org/bombs/

http://www.britainfromabove.org.uk/

http://www.british-history.ac.uk/

https://finds.org.uk/database/

https://www.historicengland.org.uk/listing/the-list

https://opendomesday.org.uk

http://www.pastscape.org.uk

http://planningguidance.planningportal.gov.uk

3. Bibliographic

Bridgland Quaternary River terrace deposits as a framework for the Lower Palaeolithic record in Gamble & Lawson (eds.) The *English Palaeolithic Reviewed* 1996

British Geological Survey British Regional Geology *London and the Thames Valley* Fourth Edition 1996

Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* August 2014 unpublished document

Denford *Hornsey Past* 2008

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Gibbard *The Pleistocene History of the Lower Thames Valley* 1994

Gray *Hornsey and Crouch End* 1998

Greater London Archaeological Advisory Service *Guidelines for Archaeological Projects in Greater London* April 2015 unpublished document

Harley *Ordnance Surveys a Descriptive Manual* 1975

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008

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Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* July 2015 unpublished document

London County Council *Names and Streets and Places in the Administrative County of London* 1955

London Topographical Society/London & Metropolitan Archives *The London County Council Bomb Damage Maps 1939-1945*, 2005

Margary *Roman Roads in Britain* 1955

MoLAS/English Heritage *The Archaeology of Greater London: An Assessment of archaeological evidence for human presence in the area now covered by Greater London* 2000

Murray *Haringey Before our Time - A brief History* 1993

Museum of London *A research framework for London archaeology* 2002

Nobbs *A Photographic Record of the Building of the Town Hall* 1934-5

RCHME/English Heritage *London's Town Halls The architecture of local government from 1840 to the present* 1999

STATS Geotechnical Report July 2009

Travers *The Book of Crouch End* 1990

Victoria County History *Middlesex Vol. 6* 1980

Weinreb, Hibbert & Keay (eds.) *The London Encyclopaedia* 2008

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

3. **Cartographic**

1745 John Rocque's map of London

1815 Enclosure Map

1862 Ordnance Survey

1894 Ordnance Survey

1915 Ordnance Survey

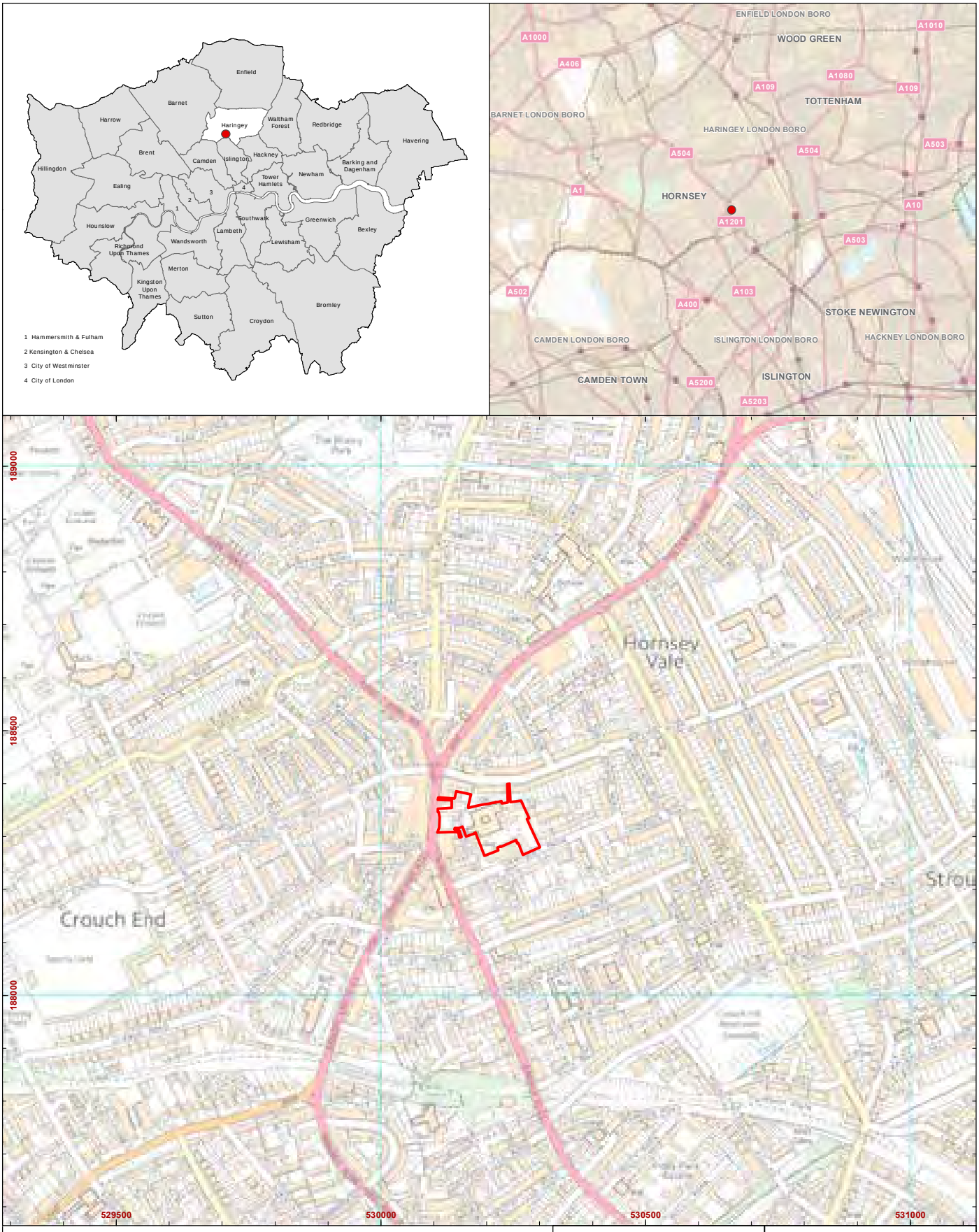
1936 Ordnance Survey

1955 Ordnance Survey

1970 Ordnance Survey

1980 Ordnance Survey

1994 British Geological Survey (England and Wales Sheet 256 North London)



Site Boundary

N

Scale at A4: 1:10,000

0 250 m

CgMs HERITAGE PART OF RPS

Figure 1:
Site Location

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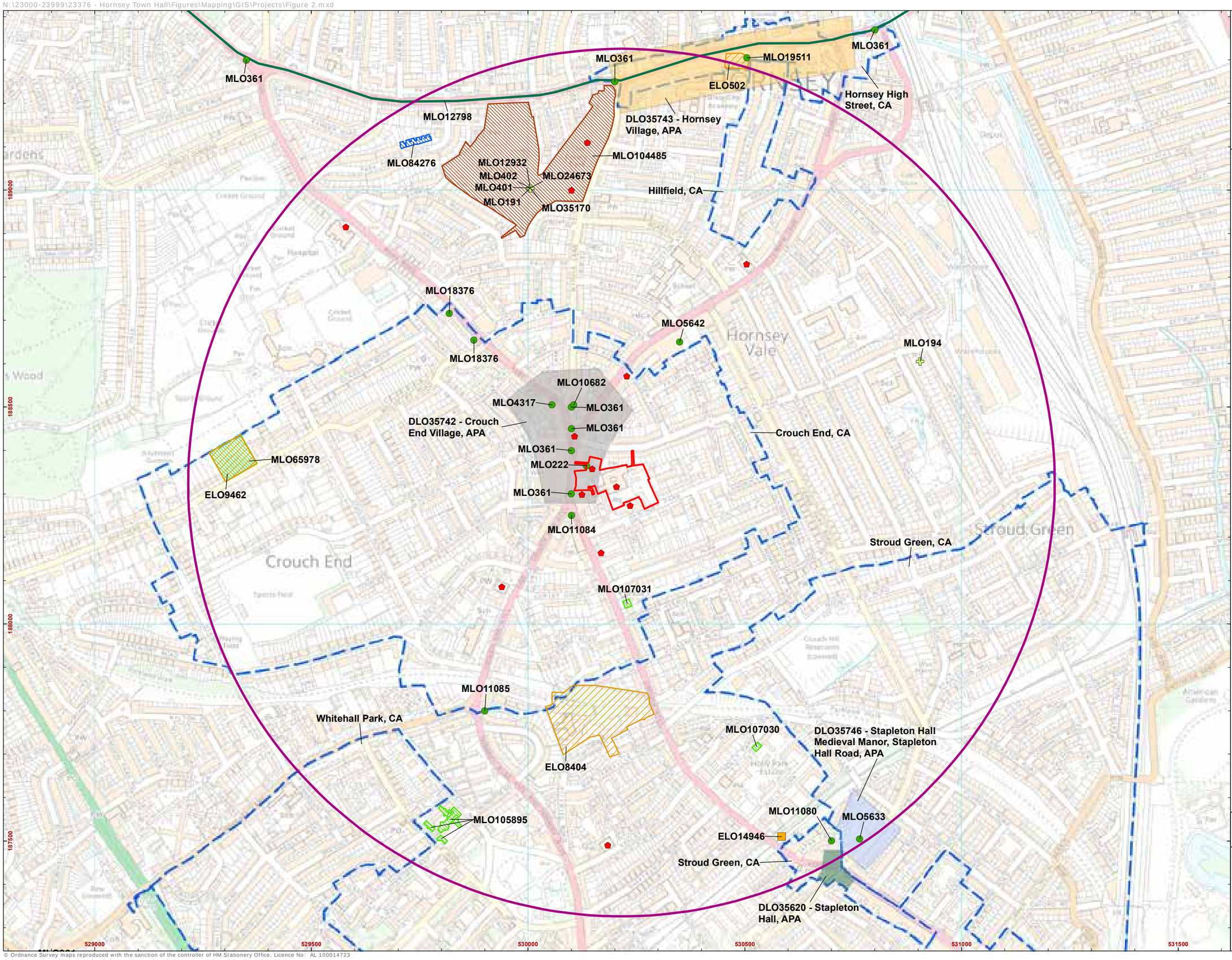

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Site Boundary
Search Radius 1km

Designated Heritage Assets:
Conservation Area
Listed Building

Archaeological Priority Area
DLO35620 - Stapleton Hall
DLO35742 - Crouch End Village
DLO35743 - Hornsey Village
DLO35746 - Stapleton Hall Medieval Manor, Stapleton Hall Road

Non-Designated Heritage Assets:

HER Record (Point)
Find Spot
Monument

HER Record (Linear)
Monument

HER Record (Polygon)
Building
Monument
Park

Previous Archaeological Work:
Event Record (Point)
Event Record (Polygon)

N

Scale at A3: 1:8,000
0 250 m

Figure 2: Summary of cultural heritage designations (data from GLHER)

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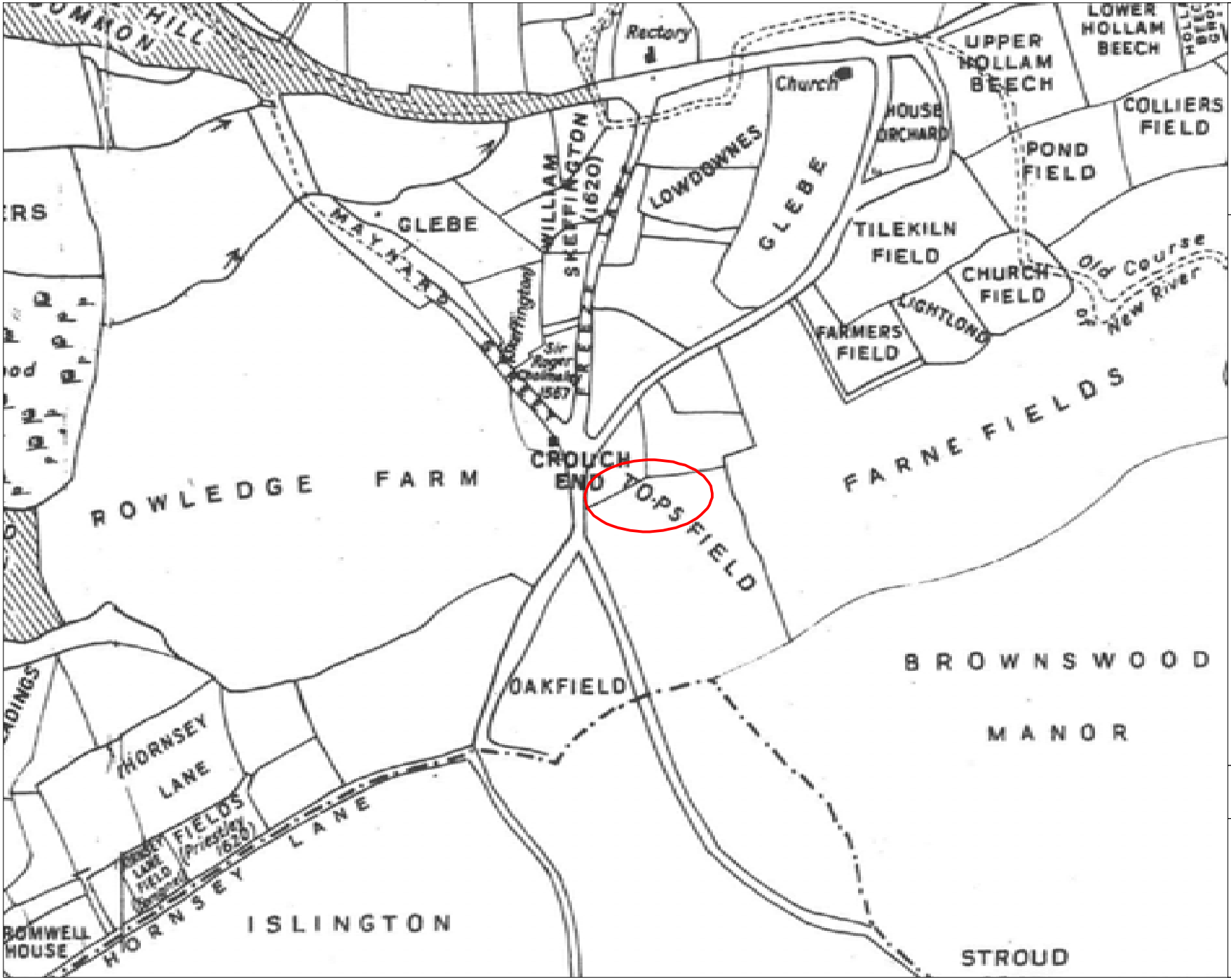
The Dataset contained in this material was obtained on 31.05.17



CgMs HERITAGE
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Site Location

N

Not to Scale:
Illustrative Only

Figure 3:
A sketch Map of the Bishop of London's Manor of Hornsey taken from the Court Rolls of 1603-1701 (taken from Denford 2008)

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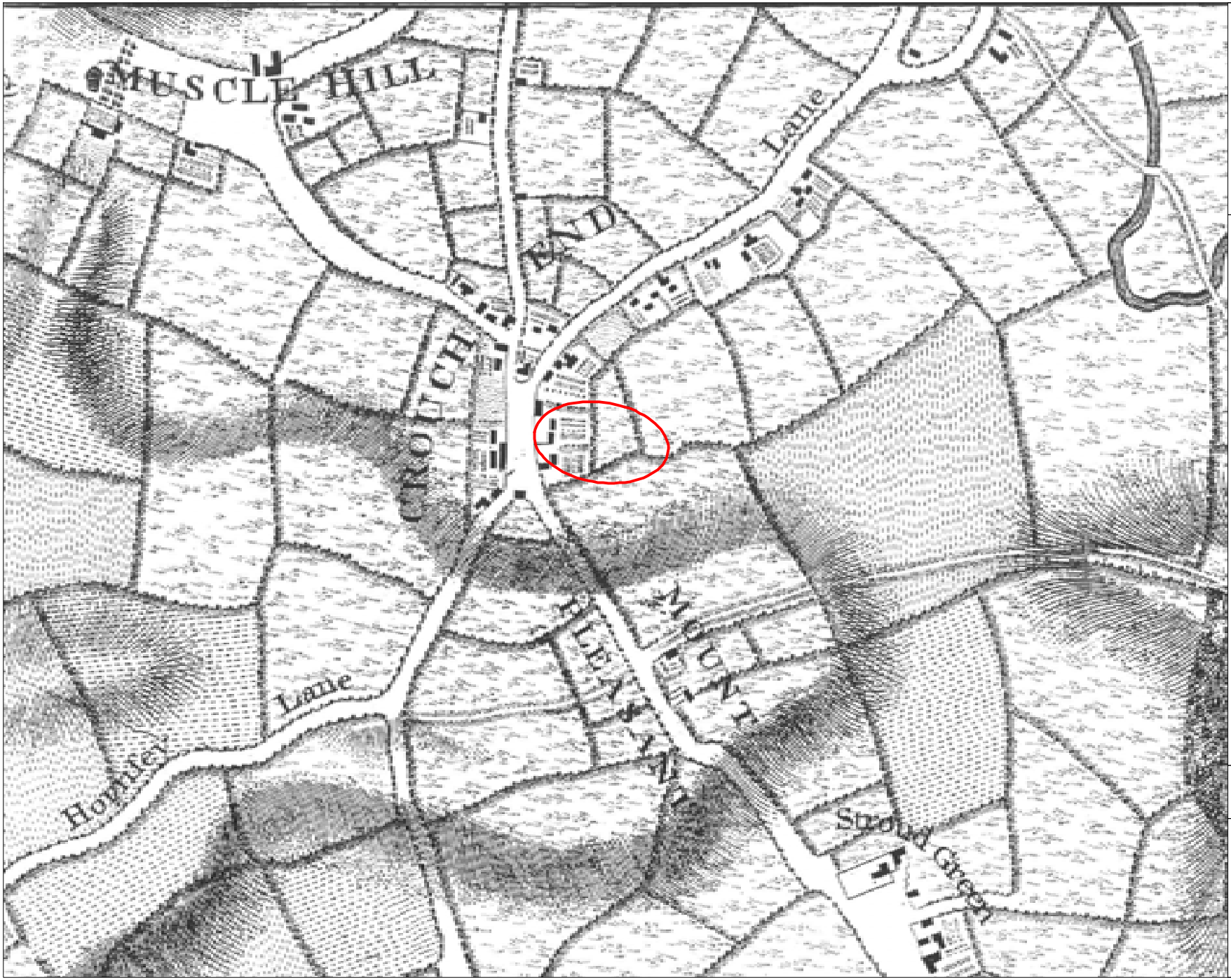

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Site Location

N

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Figure 4:
1745 Rocque

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Site Boundary

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Figure 5:
1815 Enclosure Map

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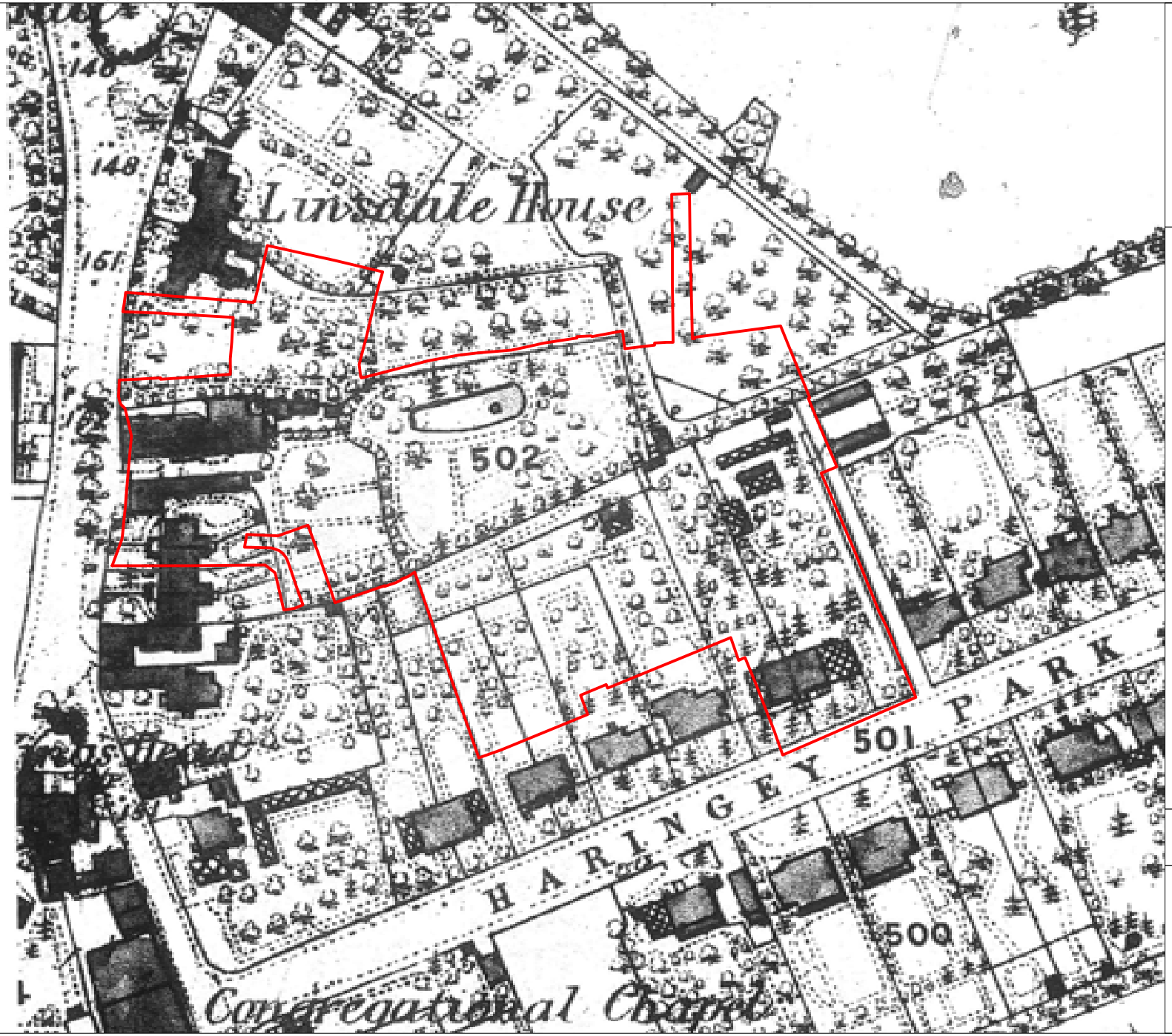

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Site Boundary

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Figure 6:
1862 Ordnance Survey

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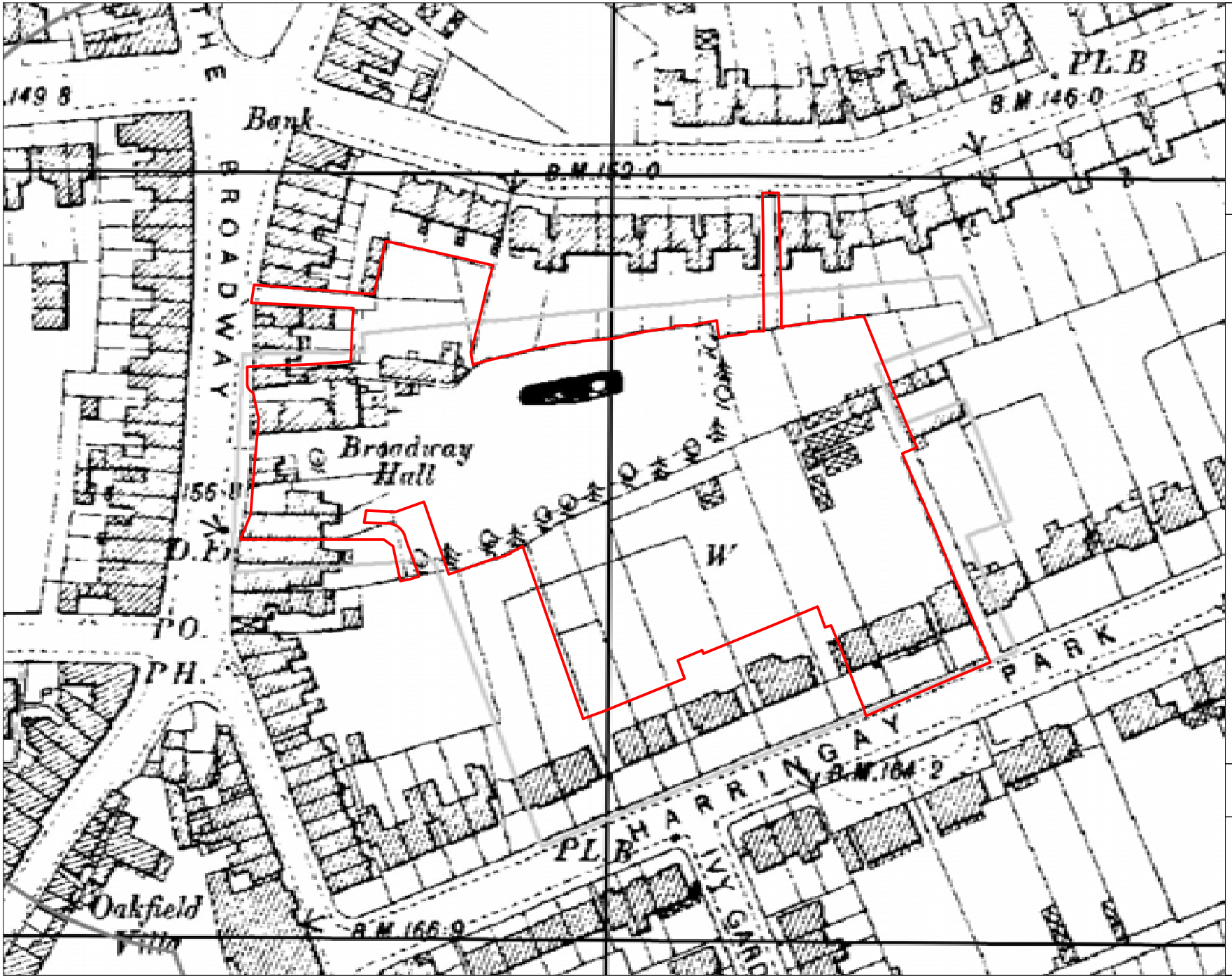

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Figure 7:
1894 Ordnance Survey

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Figure 8:
1915 Ordnance Survey

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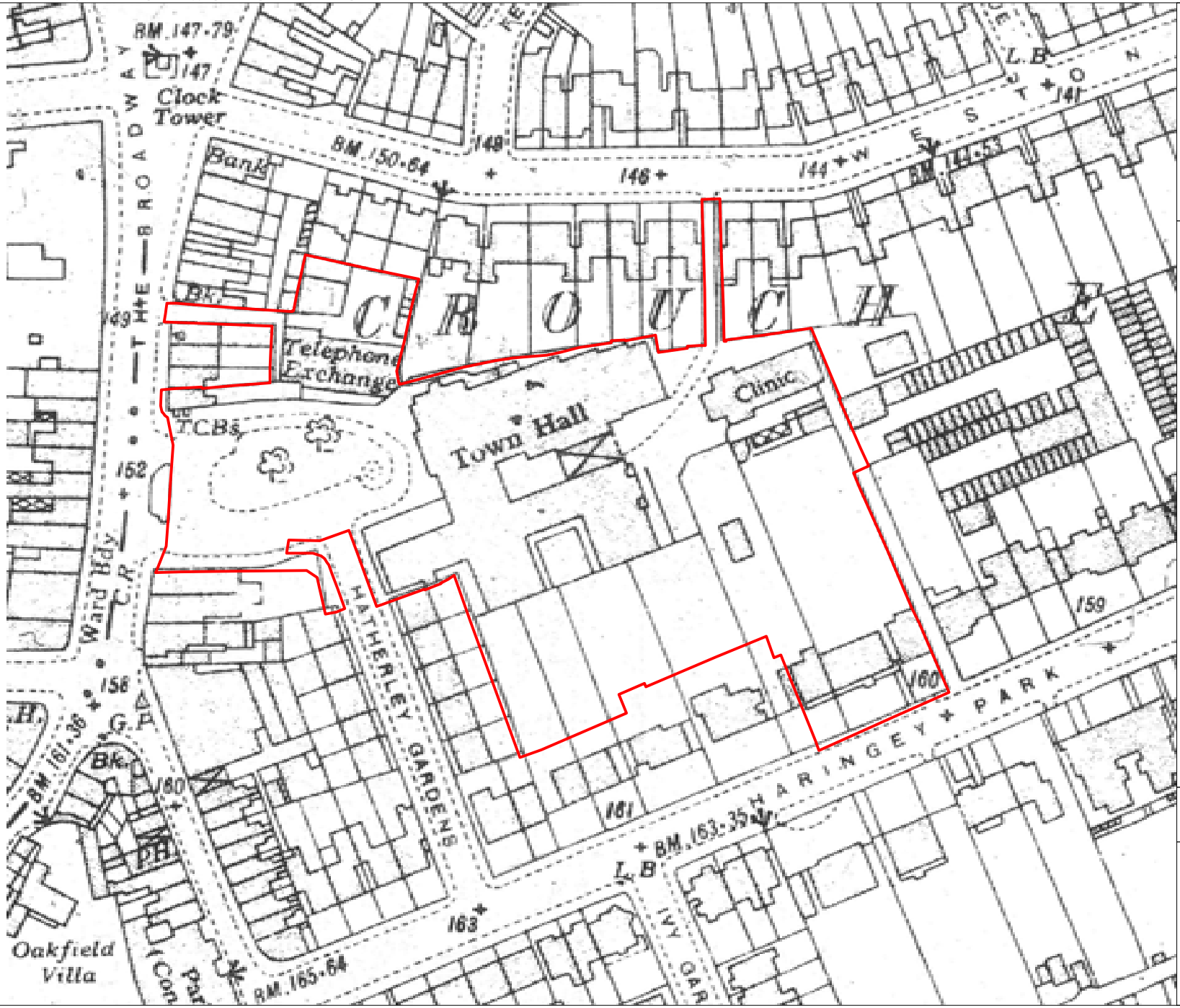

Site Boundary

N

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Figure 9:
1936 Ordnance Survey

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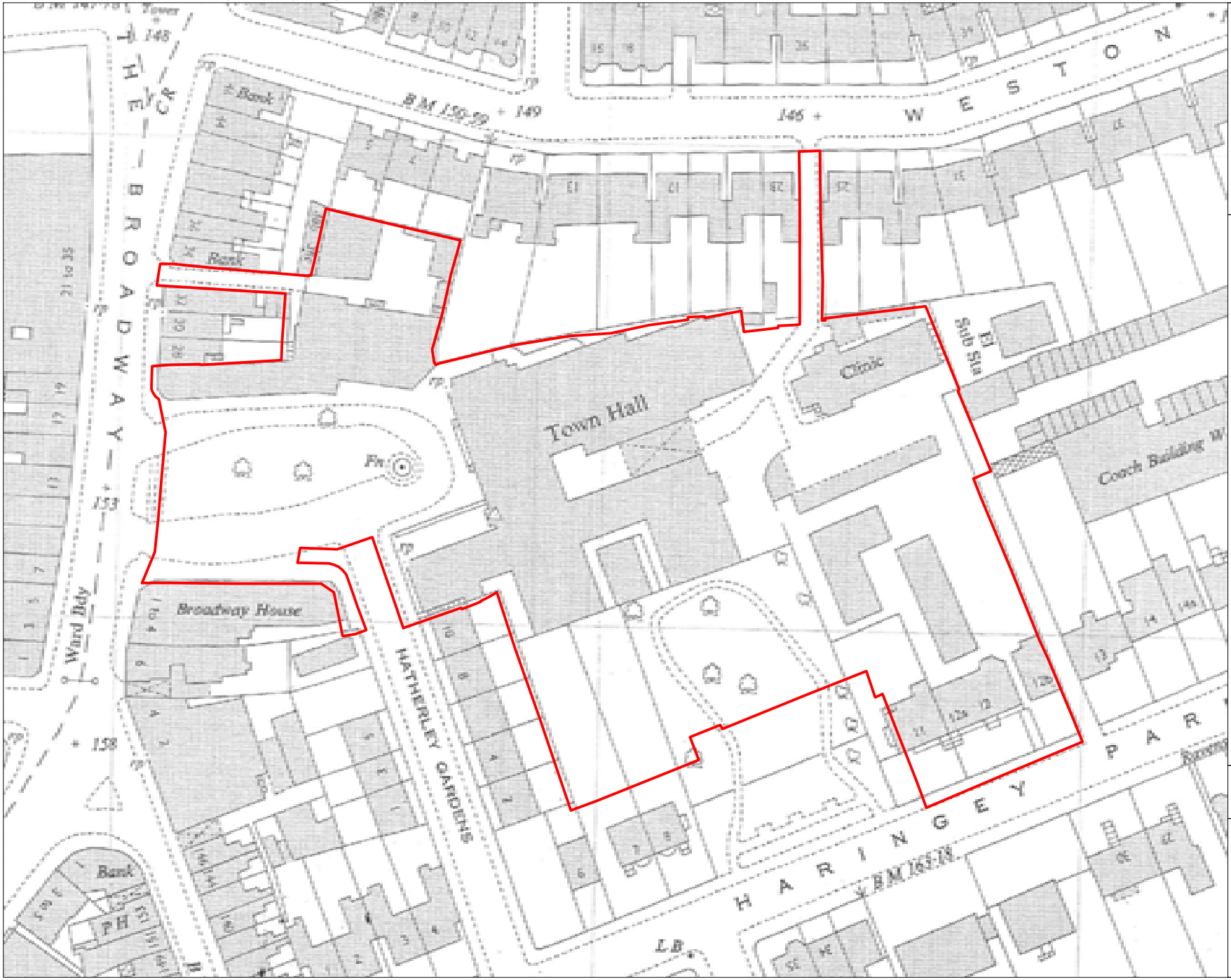

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Site Boundary

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Figure 10:
1955 Ordnance Survey

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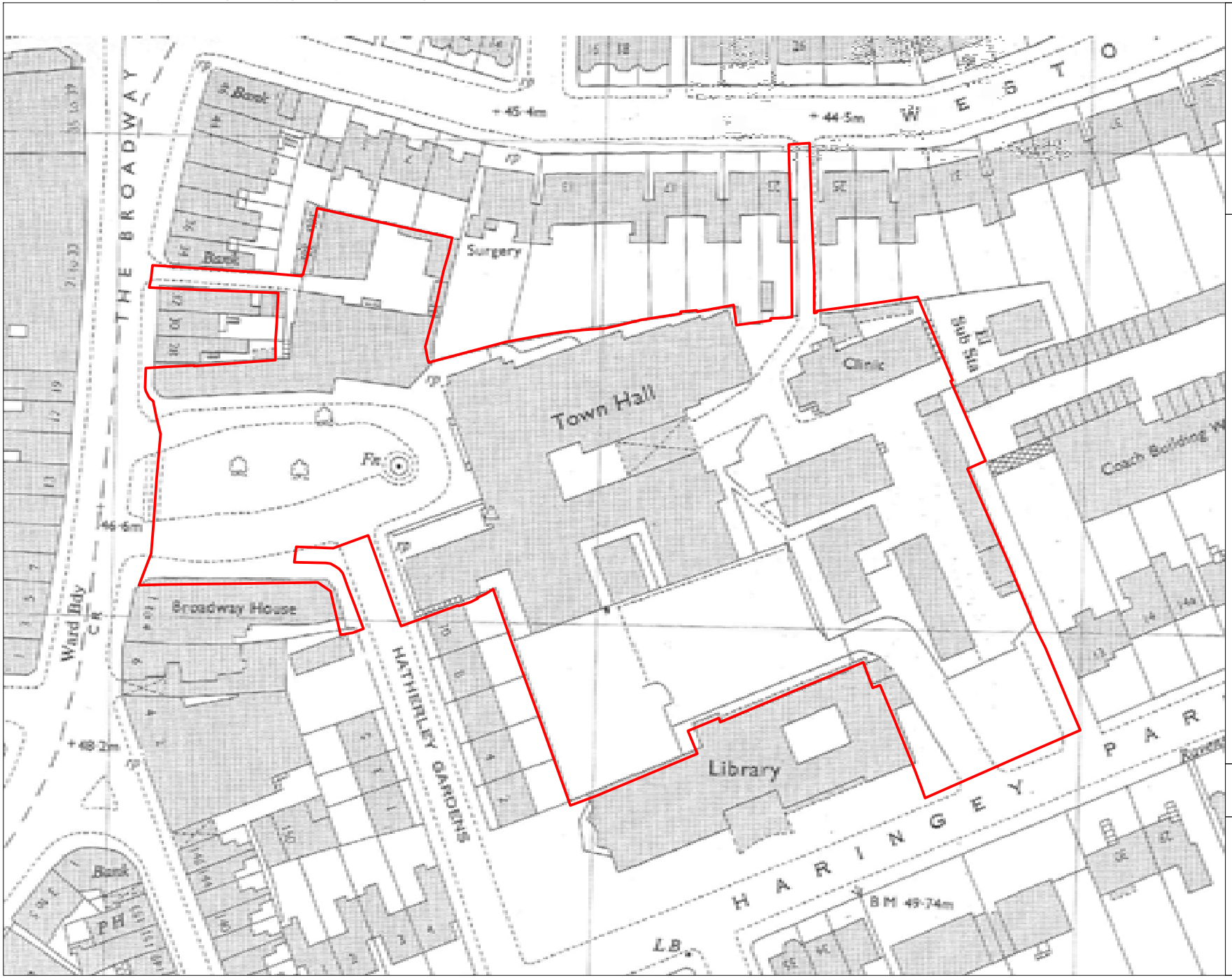

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Site Boundary

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Figure 11:
1970 Ordnance Survey

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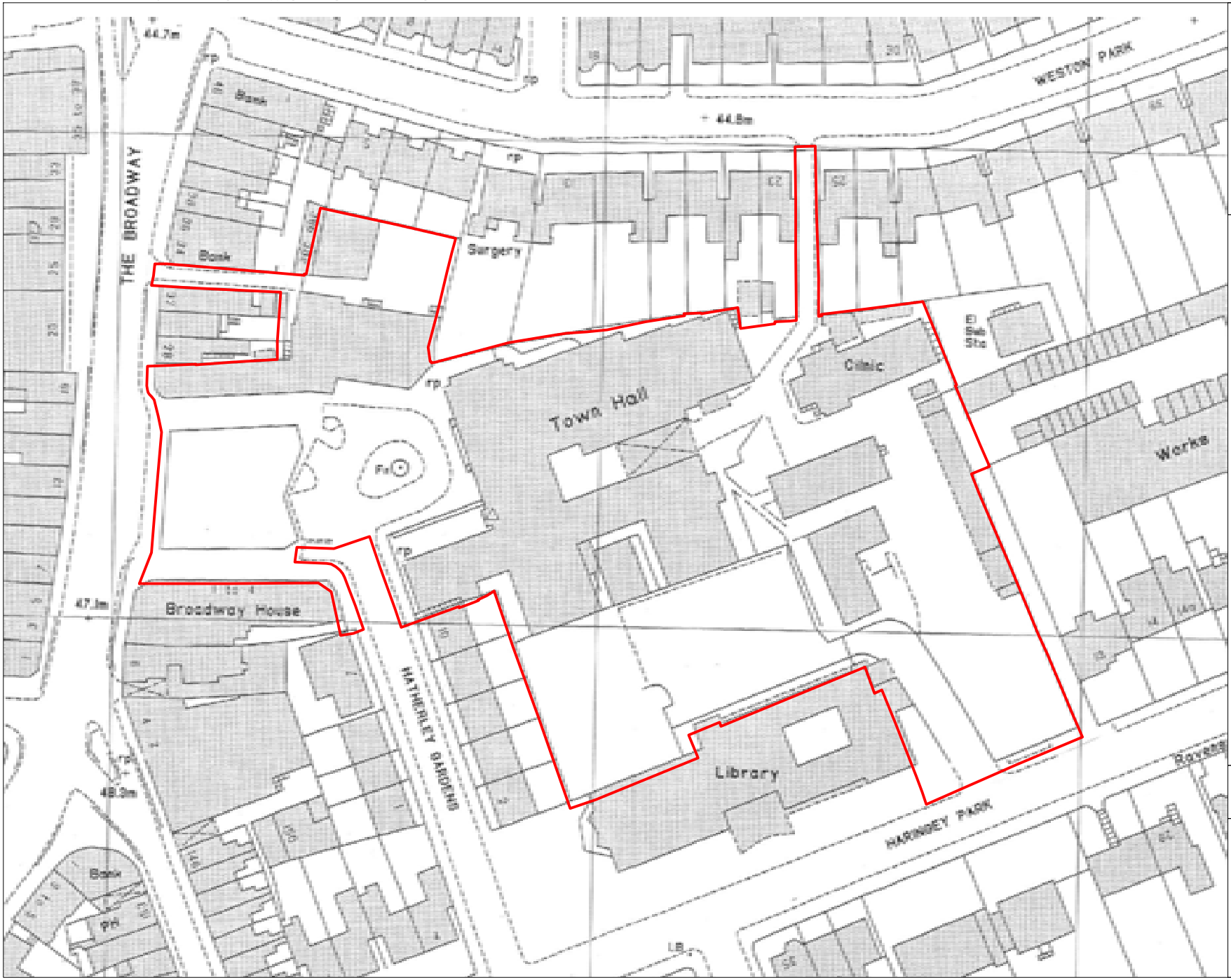

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Site Boundary

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Figure 12:
1980 Ordnance Survey

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Site Boundary

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Figure 14:
2014 aerial photograph

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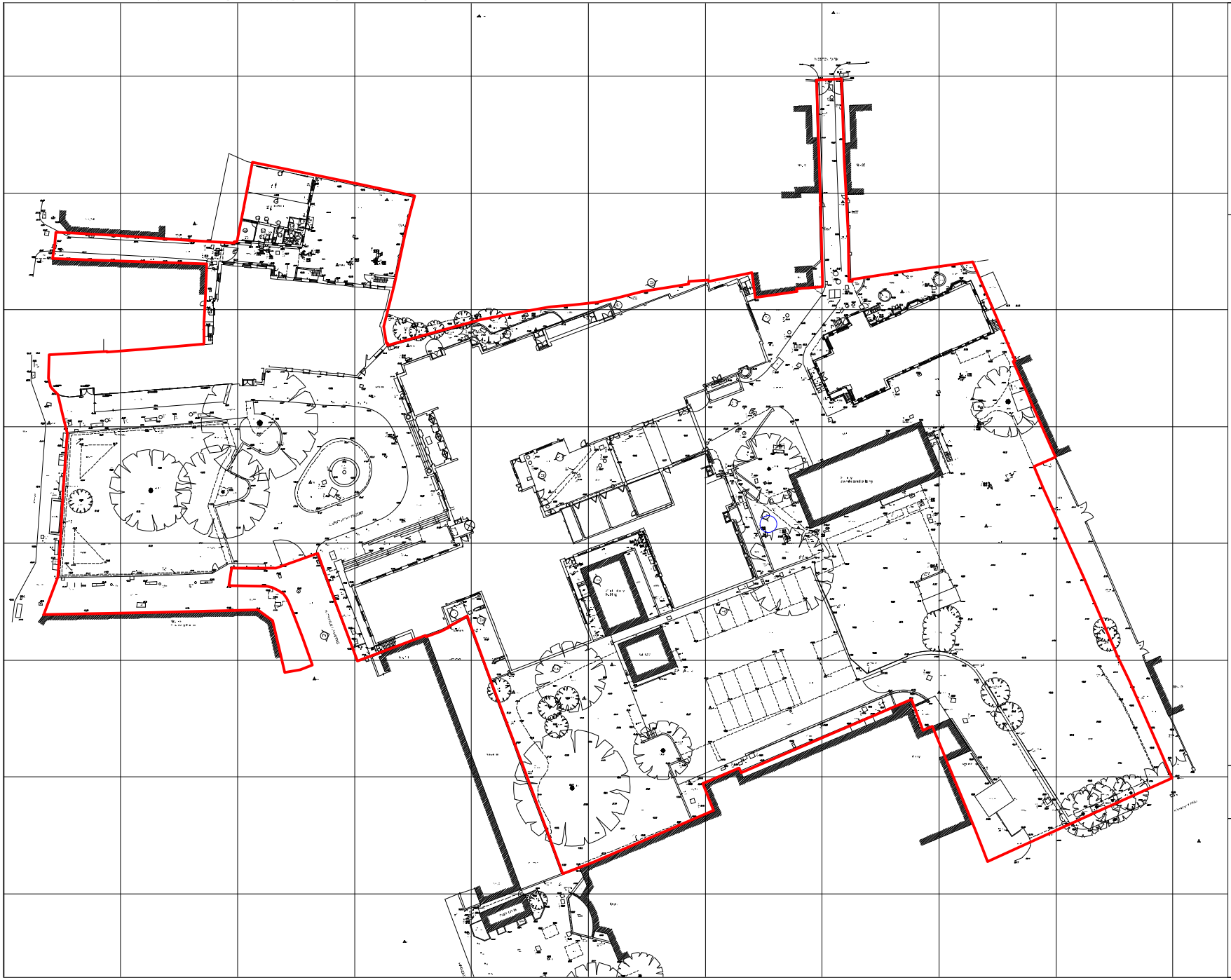

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Site Boundary

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Figure 15:
Site as Existing

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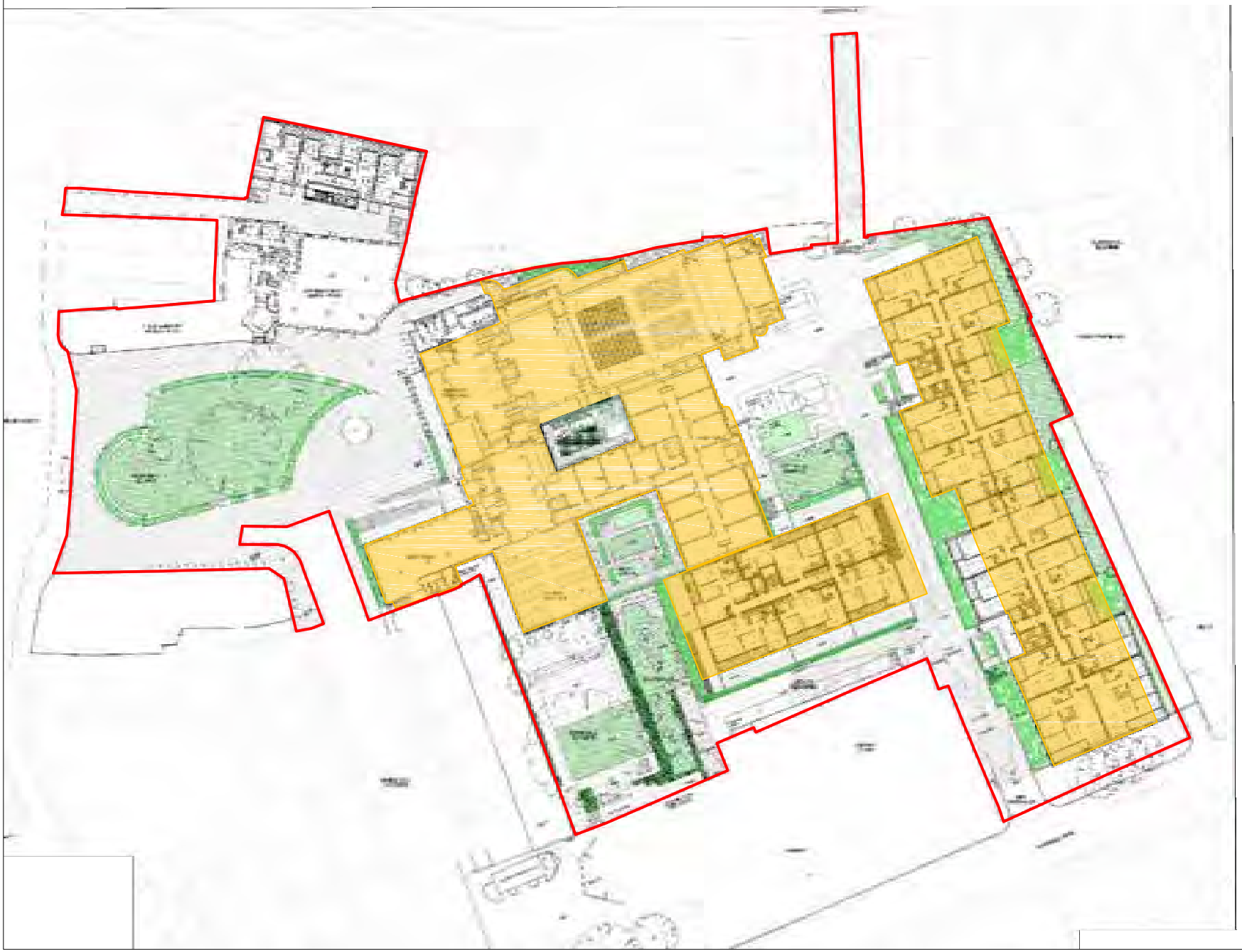

CgMs HERITAGE PART OF RPS

Site Boundary

Proposed basement area

N

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Figure 16:
Redevelopment Proposals: ground floor showing location of basement

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Plate 1: 1883 Photograph of Broadway Hall

Plate 2: 1884 Photograph of Crouch End Broadway

Plate 3: 1934 Photograph of Lake Villa

Plate 4: 1934 Photograph of Lake Villa within the proposed forecourt

Plate 5: 1935 The Entrance to Hornsey Town Hall

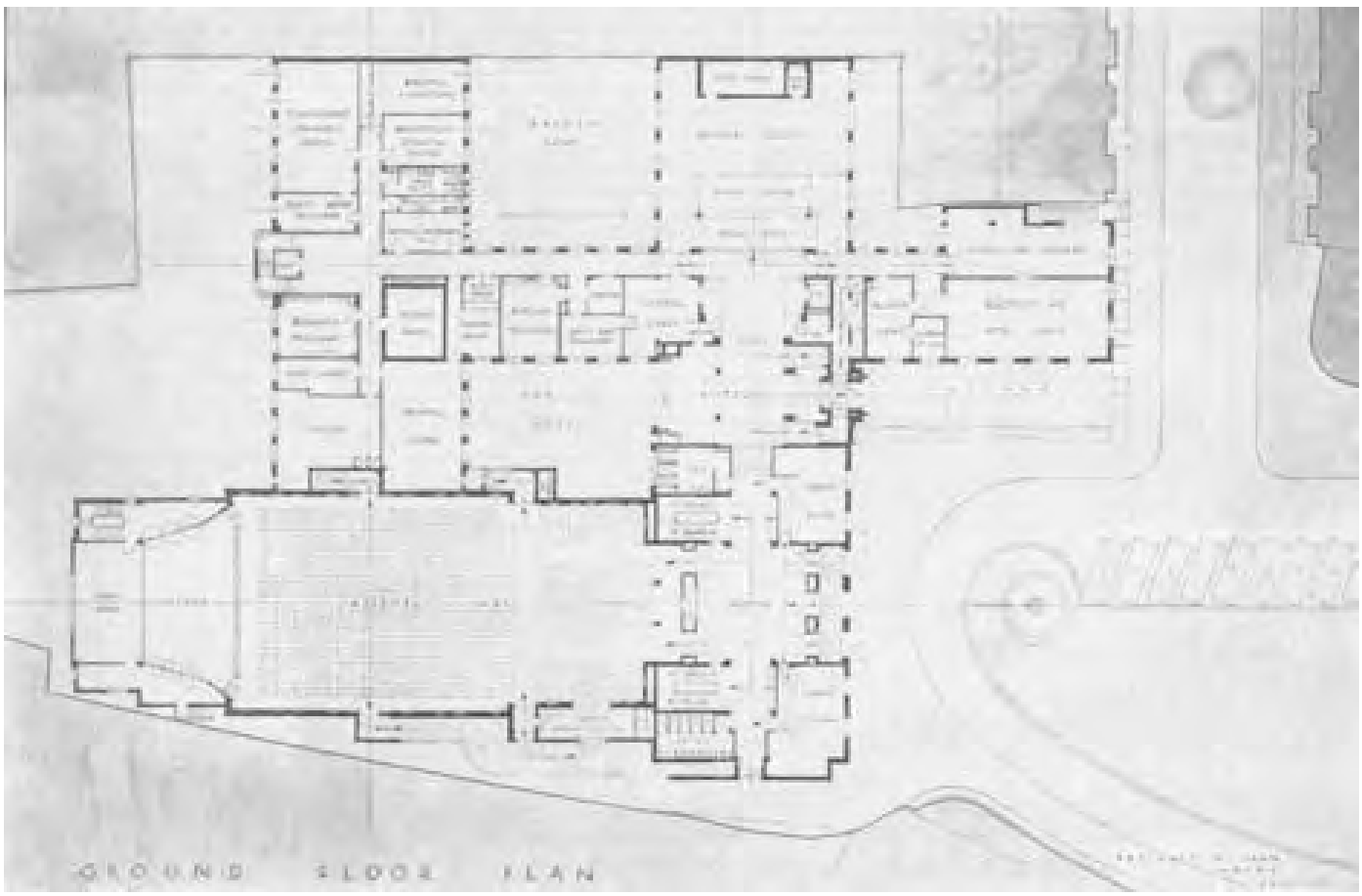

Plate 6: n/d Ground Floor Plan of the Town Hall

CgMs

www.cgms.co.uk

Guidance for relating an ecology survey to the Home Quality Mark

This supporting document is to be used for Home Quality Mark assessments, where a suitably qualified ecologist has been appointed to produce an ecology survey as part of a proposed development (this supporting document can also be used by a local wildlife professional where they have chosen to follow this format). Where a suitably qualified ecologist has been appointed to carry out ecology surveys without being aware that a Home Quality Mark assessment has been, or is to be conducted, this supporting document can be used to assist a Home Quality Mark assessor to relate the contents of such a survey to the ecology criteria of the Home Quality Mark.

There are 4 sections (A - D) in this supporting document:

1. Section A requires contact details of the person conducting the ecology survey.
2. Section B requires the competency details of the person conducting the ecology survey.
3. Section C provides the ecologist and the Home Quality Mark assessor with the required scope of the ecology survey. If 'no' is recorded against anything in section C then the contents of the ecology survey cannot be used to determine compliance with the Home Quality Mark criteria, unless a full justification is provided by the ecologist demonstrating why the required content is not applicable.
4. Section D requires the signature of the appointed suitably qualified ecologist / wildlife professional who has completed this supporting document.

Section A: Contact Details

Contact details
Company name: Phlorum Ltd.
Company address: Phlorum Limited Unit 12, Hunns Mere Way, Brighton, BN2 6AH

Contact name: Richard Schofield
Contact telephone number: 01273 307167
Ecology survey reference: 7290 Hornsey Town Hall Preliminary Ecological Appraisal (PEA) (July 2017)

Section B: Competency details of the person conducting the ecology survey

Comprehensive route

This section determines whether the appointed ecologist is 'suitably qualified' under the Comprehensive route of Home Quality Mark (see Part 1). Alternatively, in instances where the survey is undertaken by someone not deemed to be 'suitably qualified', the survey requires verification from a 'suitably qualified' ecologist (see Part 2).

Part 1: 'Suitably Qualified' Ecologist

1. Do you hold a degree (or equivalent qualification, e.g. N/SVQ level 5) in an ecology related subject?

Yes	Yes	No	

If yes, please provide details

MSc Environmental Impact Assessment and Auditing, BSc (Hons) Science and Environment.

Note: Depending on the ecological content (minimum 60%), the following degrees might be considered relevant: Ecology, Biological Sciences, Zoology, Botany, Countryside Management, Environmental Sciences, Marine and Freshwater Management, Earth Sciences, Agriculture, Forestry, Geography, Landscape Management.

2. Are you a practising ecologist with a minimum of 3 years relevant experience within the last 5 years?

Yes	YES	No	

If yes, please provide details

I have undertaken a range of ecological assessments over the last 20 years to include habitat surveys, protected species surveys, ecological risk surveys, ecological watching briefs, and compiled BREEAM ecological assessments as an SQE. I have also compiled a range of ecological documents including habitat management plans. I have also been involved with overseeing site clearance works to avoid damage to sensitive habitats, and protected species. I have also manged several European Protected Species Mitigation (EPSM) licences.

Note: Relevant experience must clearly demonstrate a practical understanding of factors affecting ecology in relation to construction and the built environment; including, acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures. Examples of relevant experience are: ecological impact assessments; Phase 1 and 2 habitat surveys and habitat restoration.

3. Are you bound by a professional code of conduct and subject to peer review?

Yes	YES	No	

If yes, please provide details

I am a full member of the Chartered Institute of Ecology and Environmental management (MCIEEM). Plus a full member of the Institute of Environmental Assessment and Management (MIEMA).

Note: a full member of one of the following organisations will be deemed suitable: Chartered Institution of Water and Environmental Management (CIWEM); Chartered Institute of Ecology and Environmental Management (CIEEM); Institute of Environmental Management and Assessment (IEMA); Landscape Institute (LI).

Note: Peer review is defined as the process employed by a professional body to demonstrate that potential or current full members maintain a standard of knowledge and experience required to ensure compliance with a code of conduct and professional ethics.

If 'no' has been answered for any question in Section B - Part 1 then the Home Quality Mark requirement for a 'suitably qualified expert' has not been met. The ecology survey CANNOT be used to assess against the comprehensive route of the Home Quality Mark unless it is verified by an individual who is 'suitably qualified' (see Section B – Part 2).

Part 2: Survey verification

Details on how to verify an ecology survey for a Home Quality Mark assessment:

1. The individual verifying the survey must provide written confirmation that they take responsibility for the content of the report and comply with the definition of a 'suitably qualified ecologist' (as detailed in Section B – Part 1), as well as sign-off the work (as detailed in Section D).

2. The verifier of the survey must confirm in writing that they have read and reviewed the survey and found it to:
    a. represent sound industry practice

b. report and recommend correctly, truthfully, and objectively
c. be appropriate given the local site conditions and scope of works proposed
d. avoid invalid, biased, and exaggerated statements.

If the appointed expert does not meet the criteria of a 'suitably qualified ecologist' and the survey has not been verified by an individual who does meet these criteria, then the survey CANNOT be used as evidence of compliance with the ecology related Home Quality Mark issues.

Foundation route

'Local wildlife professional'

This section determines whether the appointed 'Local wildlife professional' meets the requirements under the Foundation route of Home Quality Mark.

1. Do you have a minimum of 3 years relevant experience (within the last 5 years) workings in the field of ecology in the local area?

Yes	YES	No	

If yes, please provide details:

I have undertaken a range of ecological assessments over the last 20 years to include habitat surveys, protected species surveys, ecological risk surveys, ecological watching briefs, and compiled BREEAM ecological assessments as an SQE. I have also compiled a range of ecological documents including habitat management plans. I have also been involved with overseeing site clearance works to avoid damage to sensitive habitats, and protected species. I have also manged several European Protected Species Mitigation (EPSM) licences.

Note: Relevant experience must clearly demonstrate a practical understanding of local factors affecting ecology in relation to construction and the built environment including, acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures. Please also identify any recognised courses completed that demonstrate experience in this area.

Section C: Contents of the ecology survey

The content of the ecology survey should either be in line with EcIA guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM) or meet the following checklist.

Parts	Contents of the ecology survey	Yes	No	Applicable section of the ecology survey
1.	The survey should identify, where applicable: • both flora and fauna species (including those in or on buildings) • broad habitat types • species or habitats of local importance, including those considered locally as priority habitats and species and those identified in local biodiversity action plans • irreplaceable natural habitat • features that support ecological connectivity.	yes		Sections: Appendix A and B. Sections 3.63.
2.	The survey should, where applicable, make use of locally available information such as: • The local biodiversity records centre • Local biodiversity action plans (BAPs) • Local guidelines available from wildlife trusts and the local authority	yes		Section: 3.1 Appendix C.

3.	The survey has been carried out: • At an appropriate time, in terms of seasons, when it is possible to determine the presence, or evidence of the presence, of different plant and animal species. • For a suitable duration and over a suitable area that reflects the construction zone and the planned development (this may include areas that are affected beyond the site boundary). • Using an appropriate methodology and making use of best practice guidance where available.	yes		PEAs can be undertaken anytime. Survey carried out May 2017; Reptile survey completed in July 2017.

4.	The survey considers, where applicable:
	• Impacts of the planned development on species, habitats and their connectivity. Considering the; extent, duration, reversibility and knock on effects of the impacts.
	• Species and habitat interdependencies and resources that support any given species or habitat (clearly identifying keystone species).
	• The condition of species and habitats in terms of their:
	  ○ Population size and state (diseases etc.)
	  ○ Ability to adapt to current and predicted environmental conditions and human disturbance (e.g. climate change)
	• Constraints and risks to ecology including: invasive species, diseased species and contamination, habitat fragmentation.
	• Impacts specific to the construction process on species, habitats and their connectivity including as a minimum the risk of:
	  ○ Isolation of habitats or species
	  ○ Physical damage to species and habitats (e.g. severing of roots)
	  ○ The transportation of invasive or diseased species on construction vehicles
	  ○ Light and noise pollution affecting species, considering nocturnal species
	  ○ The pollution of water bodies or courses.
		yes		Impacts on reptiles, breeding birds, Trees, Bats (Phlorum, 2017).

5.	The survey contains recommendations in line with CN02. Note: Such advice is to include, and go beyond, compliance with all current EU and UK legislation relating to protected species and habitats.	yes		Sections: 5.14-5.34 (Phlorum, 2017)

Section D: Sign-off

I confirm the information provided in this document is truthful and accurate at the time of completion.

Name: Richard Schofield

Signature:

Date: 16/02/2023

Preliminary Ecological Appraisal

June 2017

www.phlorum.com

Hornsey Town Hall, London

June 2017

Far East Consortium International Ltd

Ground Floor

12 Stanhope Gate

London

W1K 1AW

	Name	Date
Written By	Tilly Fitzwebster	21 June 2017
Checked By	Carly Teague	21 June 2017
Authorised By	Carly Teague	21 June 2017

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All work has been carried out within the terms of the brief using all reasonable skill, care and diligence.

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Non-technical Summary

A Preliminary Ecological Appraisal and Building Inspection in relation to bats was carried out at Hornsey Town Hall, The Broadway in Crouch End, London on the 25th May 2017, in order to determine whether any ecological constraints could affect the proposed works for the site.

Current proposals are for the refurbishment of the existing town hall and the construction of an additional east wing and annex building to create a hotel, residential accommodation, together with an upgraded theatre and retail and leisure facilities. The development also includes the construction of new build residential apartments and affordable townhouses together with associated car parking and landscaped garden spaces.

The main findings of the survey are as follows:

- The survey site is located centrally within Crouch End in London and extends over approximately 1.23 hectares (ha). Habitats within the site include buildings, hardstanding, ruderal vegetation, scrub, scattered trees, amenity grassland and semi-improved grassland.
- The site is not subject to any non-statutory designations, The closest statutory designated site is the Parkland Walk Local Nature Reserve (LNR) located approximately 465m south at its nearest point. Parkland Walk LNR is a disused railway currently managed as a natural conservation area containing regenerated woodland, scrub and rough grassland. The development site does not provide any supporting habitat for this designation.
- During the preliminary roost assessment, no secondary evidence of bats was found within any of the Buildings and overall the buildings were considered to provide negligible potential for roosting bats. Works to these buildings can be carried out without any constraints by bats.
- A mature ash (*Fraxinus excelsior*) situated within the grassland adjacent to the library car park contained woodpecker and knot/rot holes that could provide suitable roosting opportunities for bats. It is not clear whether this tree will require felling to facilitate the works.
- Following the assessment, bats, reptiles and breeding birds may pose some constraints to the proposals.
- It is recommended that if the mature ash tree is to be felled then a climbed inspection is undertaken to examine the potential features prior to felling. It is recommended that targeted surveys in respect to reptiles are undertaken in order to determine presence or likely absence. In addition, a precautionary approach to vegetation clearance in respect to breeding birds is recommended to minimise any adverse impacts on this species group.
- Japanese Knotweed was present within the town hall car park. This is a non-native invasive species listed on Schedule 9 and therefore, mitigation is recommended to remove this species prior to works.
- Details regarding further surveys and specific mitigation including precautionary working practices together with habitat enhancement measures are provided in the Recommendations section of the report.

1. Introduction

Background

1.1 Phlorum Ltd has been commissioned by Crouch End (Far East Consortium) Limited to undertake a Preliminary Ecological Appraisal and Building Inspection in relation to bats, to inform the potential ecological constraints of proposed future development of Hornsey Town Hall, The Broadway in Crouch End, London (hereafter referred to as “the site”).

1.2 The purpose of the Preliminary Ecological Appraisal was:

- to identify the major habitats present;
- to identify the potential for any legally protected species to be present; and
- to recommend any additional ecological surveys, if required.

1.3 As part of the assessment, a desktop review and a site visit were carried out. The results of which were used to assess the nature conservation importance of the site and the potential of the site to support protected species.

1.4 Recommendations for further ecological surveys are made at the end of the report.

1.5 This report has been compiled in accordance with current guidelines (British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013 and CIEEM, 2013 & 2016).

1.6 It is understood that the proposed development includes the refurbishment of the existing town hall, and the construction of an additional east wing and annex building to create a hotel, residential accommodation, an upgraded theatre and retail and leisure facilities. The development also includes the construction of new build residential apartments and affordable townhouses together with associated car parking and landscaped garden spaces

Site Description

1.7 Hornsey Town Hall is located centrally within Crouch End, London. The south is bound to the west by the A103 and residential properties, to the south by Hornsey Library and Haringey Park and to the north and east by further residential properties. The urban conurbations of Crouch end extend in all directions within the wider landscape.

1.8 The National Grid Reference for the centre of the site is TQ30221 88323. The survey area extended over approximately 1.23 hectares (ha).

2. Methodology

Desk Study & Consultations

2.1 The desktop study involved conducting database searches for statutory and non-statutory designated sites, legally protected species and features of interest within a 1km radius of the site. The data search was based on available information provided by the following sources:

- Greenspace Information for Greater London (GiGL, 2017);
- Multi-Agency Geographical Information for the Countryside (MAGIC, 2017);
- National Biodiversity Network (NBN) (2017);
- Ordnance Survey mapping; and
- Aerial photography.

Habitat Survey and Assessment

2.2 Phlorum Limited carried out an ecological survey of the site on 25th May 2017. The survey was carried out by a suitably qualified ecologist, Tilly Fitzwebster who has over three years professional experience of undertaking ecological surveys. The weather conditions during the survey were warm and sunny with a clear sky and light breeze.

2.3 The field survey comprised a walkover inspection of the land and habitats present. The survey followed standard Phase 1 survey methodology (JNCC, 2010) and covered all accessible parts of the site, including boundary features. Habitats were described and mapped (Figure 1: Appendix B). A list of plant species was compiled, together with an estimate of abundance made according to the DAFOR scale (Appendix D).

2.4 This assessment provides information on the habitats in the survey area and identifies actual or potential presence of legally protected or otherwise notable species/habitats in or immediately adjacent to the site.

2.5 Target notes highlighting a particular feature of ecological interest are provided in Appendix A, with associated photographs.

2.6 Scientific names are given after the first mention of a species, thereafter, common names only are used. Nomenclature follows Stace (2010) for vascular plant species.

Protected Species Assessment

2.7 The potential for the site to provide habitat for protected species was assessed from field observations in conjunction with results of the desk study. The site was inspected for indications of the presence of protected species including:

- Habitat considered suitable to support widespread reptile species including areas with a scrub/grassland mosaic and potential hibernation sites;
- The presence of features in, and on trees, indicating potential for roosting bats Chiroptera, including knot and rot holes, loose bark, features on buildings including loose and missing tiles and gaps in brickwork and soffits. Secondary evidence of bats including staining, droppings and feeding remains were also looked for;
- The presence of nesting habitat for breeding birds, including mature trees, dense scrub and hedgerows and direct evidence of bird nesting including bird song, old nests etc.; and
- Habitats considered suitable to support badger (*Meles meles*) setts, and evidence in the form of hair, pathways and latrines.

2.8 The potential presence for protected species is categorised as Negligible, Low, Moderate, High or Present, based on the findings of the field survey and on the evaluation of existing data.

2.9 The purpose of this assessment is to identify whether more comprehensive Phase 2 surveys for protected species or mitigation should be recommended.

Preliminary Roost Assessment

2.10 The inspection of the two on-site buildings was carried out on 3rd May 2017 concurrently with the initial habitat survey, in accordance with good practice guidelines (Collins, 2016).

2.11 The interior and exterior of the structures were inspected closely with the aim of identifying the presence of bats and any secondary evidence together with any potential roost sites. Secondary evidence includes droppings, feeding remains, scratch marks and oil and urine staining.

2.12 The external inspection comprised a detailed search of all accessible architectural features for bat droppings, urine staining, scratch marks, staining around suitable crevices and feeding remains. A high powered torch was used to illuminate internal features at height, for instance the apex of the roof and associated supporting beams, and these were inspected using close focusing binoculars when required.

2.13 In accordance with current standing advice issued by Natural England (2015), the following types of bat roosts were considered during the assessment:

- Day Roost - where individual bats, or small groups of males, rest or shelter in the day
- Night Roost - where bats rest or shelter at night between foraging in the active period, but rarely during the day
- Feeding Perch - where bats hang to eat or catch their prey or rest at night between feeding sessions.
- Hibernation Roost - where bats are found during winter. These roosts typically comprise a stable environment where bats can enter torpor; these areas are normally of a constant temperature.
- Transitional or Occasional Roost - where individual or small numbers of bats gather at a temporary site before and after hibernation

Caveat

Data Search Constraints

2.14 It is important to note that, even where data is held, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

Survey Constraints

2.15 Ecological surveys are limited by factors that affect presence of plants and animals such as seasonality. Whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the environment.

2.16 The appraisal does not constitute a full botanical survey, or a Phase 2 pre-construction survey that would include accurate GIS mapping for invasive or protected plant species. This survey provides a preliminary view of the likelihood of protected species occurring on the site based on the suitability of the habitat, known distribution of the species in the local area and any direct evidence on the site. It is therefore used as a tool to recommend further protected species surveys (or other species of significant nature conservation interest) if on the basis of the preliminary assessment or during subsequent surveys, it is considered reasonably likely that protected species may be present.

2.17 It is however considered that the survey was sufficiently rigorous to assess the ecological value of the site.

Bat Survey Constraints

2.18 Bats are mobile animals which can move roost sites throughout the year. It is possible that surveys carried out in March may miss roosts not occupied until later in the year. However, where undisturbed, it is generally possible to find secondary evidence of bats inside a building throughout the year.

2.19 It is considered that the survey was sufficiently rigorous to assess the ecological value of the site for the purposes of this assessment.

3. Baseline Conditions

Aerial Photography and OS Maps

3.1 Aerial photography and OS mapping indicates that there are no ponds situated within 500m of the site.

3.2 The wider landscape was dominated by residential properties and gardens associated with the urban conurbations of Crouch End.

Statutory and Non-Statutory Designated Sites

Statutory Sites

3.3 The closest statutory designated site is the Parkland Walk Local Nature Reserve (LNR) located approximately 465m south at its nearest point. The LNR is a disused railway currently managed as a natural conservation area containing regenerated woodland, scrub and rough grassland. The development site provides no supporting habitat for this designation.

Non-Statutory Sites

3.4 There are 13 non-statutory Sites of Importance for Nature Conservation (SINCs) within a 2km radius of the site (see Table 1 below). The closest of which is site is Land Behind 3 Fairfield Road; an area containing a mix of habitats including scattered trees, scrub and rough grassland, located approximately 0.1km from the site.

Table 1: Sites of Importance for Nature Conservation within 2km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site (km)
Parkland Walk, Queen's Wood and Highgate Wood	An extensive area of woodland, including areas of ancient woodland supporting a diverse assemblage of flora and fauna.	66.71	0.4
Crouch End Playing Fields Complex	The site is dominated by playing fields but with small patches of ancient boundary trees and diverse flora including a large colony of shining crane's-bill (*Geranium lucidum*) which is rare in London.	14.59	0.8
Stroud Green Railways Bank	A steep vegetated slope above railways sidings.	2.18	1
Elthorne Park and Sunnyside Gardens	The landscaped park contains planted native trees important for birds, butterflies and other insects, whilst the community garden is designated to support common urban wildlife, including a small pond.	2.94	0.8

Holly Park Estate	The estate has one of the highest concentrations of mature trees in Islington.	4.15	0.65
Land behind 3 Fairfield Road	An area containing a mix of habitats including scattered trees, scrub and rough grassland.	0.11	0.1
St Mary's Churchyard	An old churchyard containing a patch of ancient woodland providing habitat for birds and other animals.	0.71	0.9
The Priory Park	A park with a variety of trees and shrubs and some uncommon plants including spiked sedge (*Carex spicata*).	6.39	0.58
Shepherd's Hill Allotments	Allotments providing a valuable resource for wildlife including populations of amphibians and reptiles.	3.82	0.75
Granville Road Spinney	A small woodland remnant of a larger area of woodland with an unusual range of planted trees.	0.3	0.77
Shepherd's Hill Garden	A large area of oak woodland and diverse ground flora.	0.64	0.75
Margaret MacMillan Nursery School Nature Garden	A small nature garden which includes a pond, lawns and boarders with mature trees.	0.29	0.76

Habitats

Site Summary

3.5 The main habitats recorded within the site are described below. Additional details are shown on the habitat survey plan in Appendix B, and the target notes are listed in Appendix A.

Buildings

Hornsey Town Hall - Building 1 (B1)

3.6 Hornsey Town Hall is a Grade II listed art deco building situated within the northern extent of the site. The building is a multi-sectioned brick-built structure with a mix of flat and hipped roofs with some areas of glass panelling.

3.7 Internally the building had two accessible internal loft spaces, one of which was above the auditorium and stage within the building. Glass panelling provided a lot of light into the loft space which contained exposed steel and wooden beams. The second loft space was accessed via an external hatch on the roof of the building. Internally, the steel 'A' frame of the building was exposed, with some wooden beams also present. The roof was comprised mostly of glass panels, allowing a lot of light spill into the roof void. Evidence of nesting pigeons was evident and extensive throughout the roof void.

Building 2 (B2)

3.8 Building 2 was a two-storey brick built building situated within the north eastern extent of the site. The building was flat roofed and had no internal loft spaces. Internal access to the building was not possible at the time of survey.

Building 3 (B3)

3.9 Building 3 was a three-storey brick built building within the north western extent of the site. The building was flat roofed with a pitched-roof section with glass panelling at the north eastern end. The building had no internal loft spaces; however internal access to the building was not possible at the time of survey.

Building 4 (B4)

3.10 Building 4 was a flat-roofed single-storey brick building situated to the south of Building 1. Internal access to the building was not possible at the time of survey.

Building 5 (B5)

3.11 Building 5 was a brick-built double garage situated within the western extent of the library car park. The building had a flat roof and no internal access was possible at the time of survey.

Hardstanding

3.12 Two large areas of hardstanding were present within the eastern and southern extent of the site forming two car parking areas. Other areas of hardstanding were present around the buildings, including an entrance track from Weston Park.

Semi-improved Grassland

3.13 A small area of unmanaged semi-improved grassland was present to the east of Building 1. Additionally, an area of semi-improved grassland with a longer sward was present in the south west site extent, adjacent to the Library car park. Species included perennial rye grass (*Lolium perenne*), Yorkshire fog (*Holcus lanatus*), meadow fescue (*Festuca pratensis*), common bent (*Agrostis capillaris*), daisy (*Bellis perennis*), meadow buttercup (*Ranunculus acris*), creeping buttercup (*Ranunculus repens*), red clover (*Trifolium pratense*), white clover (*Trifolium repens*), hedgerow crane's-bill (*Geranium pyrenaicum*) and yarrow (*Archillea millefolium*).

Amenity Grassland

3.14 A discrete area of amenity grassland was present to the west of the Town Hall building. Species included perennial rye grass, Yorkshire fog, meadow fescue, daisy, meadow buttercup and white clover.

Ruderal

3.15 Discrete areas of ruderal vegetation were present across the site, adjacent to buildings, areas of hardstanding and along the boundaries of the car park areas. Dominant species included dandelion (*Taraxacum* sp.), germander speedwell (*Veronica chamaedrys*), curled dock (*Rumex crispus*), willowherb (*Epilobium* sp.), garlic mustard (*Alliaria petiolata*), cleavers (*Galium aparine*) and Japanese knotweed (*Fallopia japonica*).

Scrub

3.16 An area of scrub was located centrally within the site, to the south east of Building 1. Species included bramble (*Rubus fructicosus* agg.), dandelion, common nettle (*Urtica dioica*), buddleia (*Buddleija davidii*) and ivy (*Hedera helix*).

Scattered Trees

3.17 A number of scattered trees were present across the site. Species included ash (*Fraxinus excelsior*), pear (*Pyrus communis*), silver birch (*Betula pendula*), lime (*Tilia* sp.), dog rose (*Rosa canina*), sycamore (*Acer pseudoplatanus*), cherry laurel (*Prunus laurocerasus*), elm (*Elmus* sp.) and cypress (*Cupressus* sp.).

Preliminary Roost Assessment

3.18 Five buildings including Hornsey Town Hall, two large brick-built buildings, a small storage building and a garage were included in the preliminary roost assessment. These are described below.

Building 1- Town Hall (B1)

3.19 Hornsey Town Hall is a Grade II listed art deco building situated within the northern extent of the site. The building is a multi-sectioned brick-built structure with a mix of flat and hipped roofs with some areas of glass panelling.

3.20 Internally, the building had two accessible internal loft spaces, one of which was above the auditorium and stage within the building. Glass panelling provided a lot of light into the loft space which contained exposed steel and wooden beams. The second loft space was accessed via an external hatch on the roof of the building. Internally, the steel 'A' frame of the building was exposed, with some wooden beams also present. The roof was comprised mostly of glass panels, allowing a lot of light spill into the roof void. Evidence of nesting pigeons was extensively apparent.

3.21 Neither of the loft spaces contained suitable roosting opportunities for bats with no suitable crevices or gaps between the internal roofing panel and beams. Due to the glass panelling it is considered that temperatures would fluctuate dependent on weather, in addition to both roof spaces being very bright (see Photograph 1 in Appendix A), both features not typically favoured by bats. Externally, there were no obvious ingresses around the building.

3.22 No droppings, staining, scratch marks or feeding remains were found around the exterior of the building. No bats or secondary evidence of bat use or roosts were found within the structure.

Building 2 (B2)

3.23 A large brick built building was present within the north east corner of the site. Building 2 was a two-storey brick built building situated within the north eastern extent of the site. The building was flat roofed and had no internal loft spaces.

3.24 Externally, the building appeared well-sealed with no obvious ingresses or potential bat entry points.

3.25 There was no internal access to the building at the time of survey, however it was confirmed that there were no internal loft spaces present.

3.26 No droppings, staining, scratch marks or feeding remains were found around the exterior of the building.

Building 3 (B3)

3.27 Building 3 was a three-storey brick built building within the north western extent of the site. The building was flat roofed with a pitched-roof section with glass panelling at the north eastern end.

3.28 Externally, the building appeared well-sealed with no obvious ingresses or potential bat entry points.

3.29 There was no internal access to the building at the time of survey, however it was confirmed that there were no internal loft spaces present. The building was not considered to provide any suitable features for roosting bats.

3.30 No droppings, staining, scratch marks or feeding remains were found around the exterior of the building.

Building 4 (B4)

3.31 Building 4 was a flat-roofed single-storey brick building situated to the south of Building 1.

3.32 Externally, the building appeared well-sealed with no obvious ingresses or potential bat entry points.

3.33 There was no internal access to the building at the time of survey, however it was confirmed that there were no internal loft spaces present. Overall, the structure of the building was not considered suitable for roosting bats.

3.34 No droppings, staining, scratch marks or feeding remains were found around the exterior of the building.

Building 5 (B5)

3.35 Building 5 was a brick-built double garage with a flat roof situated within the western extent of the library car park.

3.36 Externally, the building appeared well-sealed with no obvious ingresses or potential bat entry points.

3.37 There was no internal access to the building at the time of survey, however it was confirmed that there were no internal loft spaces present. Overall, the structure of the building was not considered suitable for roosting bats.

3.38 No droppings, staining, scratch marks or feeding remains were found around the exterior of the building.

3.39 Overall, all of the on-site buildings were considered to provide negligible potential for roosting bats.

Protected Species

3.40 Legislation relating to the protected species referred to in this section is included in Appendix C.

3.41 The following paragraphs detail the suitability of the on-site habitats to support protected species and include information from the data search for protected, rare and otherwise notable species returned within a 2km radius.

Reptiles

3.42 The data search returned no recent (post 2004) records for reptiles within 2km of the site.

3.43 The semi-improved grassland adjacent to the library car park, in addition to vegetated margins across the site provide suitable foraging, basking and sheltering opportunities for widespread reptile species (see Target Note 1 on the Habitat Map in Appendix B).

3.44 Overall the site was considered to provide **moderate** potential for reptiles.

Great Crested Newts

3.45 The data search returned no records for great crested newts (*Triturus cristatus*) within 2km of the site.

3.46 Aerial photography indicates that there are no ponds located within 500m of the site. The site is dominated by hardstanding and buildings, with some discreet areas of ruderal vegetation, scrub and grassland which could provide suitable terrestrial habitat for great crested newts. However, the absence of ponds within the wider surrounds reduces the likelihood that this species would utilise the site.

3.47 Overall, the site was considered to provide **negligible** potential for great crested newts.

Bats

3.48 The data search returned records (post 2004) for <seven> different species of bat within 2km of the site, including natterer's bat (*Myotis nattereri*), noctule bat (*Nyctalus noctula*), Leisler's bat (*Nyctalus leisleri*), common pipistrelle (*Pipistrellus pipistrellus*), nathusius pipistrelle (*Pipistrellus nathusii*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*).

3.49 The closest records for bats were for noctule bat, common pipistrelle and soprano pipistrelle all located approximately 89m north-west of the site from 2011.

3.50 No secondary evidence of bats was found within Building 1 and the structure of the building was not considered to provide suitable roosting opportunities for bats. Buildings 2-5 were not internally accessible, however the buildings were all flat roofed and well-sealed with no obvious ingresses or potential bat entry points. The structure of the buildings was not considered to be suitable for roosting bats and no potential features were observed.

3.51 A mature ash tree situated within the grassland adjacent to the library car park contained woodpecker and knot/rot holes that could provide suitable roosting opportunities for bats (see Target Note 2 on the Habitat Map in Appendix B). The site as a whole provides some foraging and commuting potential for a range of bat species, however the lack of connectivity to further suitable off-site habitat reduces the likelihood that bats would utilise the site.

3.52 Overall the site was considered to provide **low** potential for roosting bats and **low** potential for foraging bats.

Birds

3.53 A number of records for Red or Amber listed Birds of Conservation Concern[1] (BoCC) and notable[2] bird species were returned by the data search and may utilise habitats within the site. Species recorded include spotted flycatcher (*Musciapa striata*), house sparrow (*Passer domesticus*) and redwing (*Turdus iliacus*).

3.54 The areas on-site scrub and scattered trees provides suitable nesting habitat for breeding birds (see Target Note 3 on the Habitat Map in Appendix B).

3.55 Overall the site was considered to provide **moderate** potential for breeding birds.

Badger

3.56 Records for this species are kept confidentially and were not returned by the data search.

3.57 During the survey no setts or secondary signs of badgers such as footprints or hairs were observed.

3.58 The habitats present were not considered to provide suitable sett building opportunities, however the areas of grassland and scrub provide some suitable foraging and commuting habitat for badgers.

3.59 The site was considered to provide **negligible** potential for sett building and **low** potential for foraging and commuting badgers.

Hazel dormouse

3.60 The data search returned no recent records for dormouse (*Muscardinus avellanarius*) within 2km of the site.

3.61 The site was not considered to provide any suitable habitat for dormice. Dormice inhabit woodland and connected hedgerows and favour habitat with a range of plant species which provide a food source throughout the year. Favoured species include an abundance of hazel and honeysuckle together with frequently occurring oak and bramble amongst other species.

3.62 Overall the site was considered to have **negligible** potential to support hazel dormouse.

Invasive Non-Native Plants

3.63 The data report returned records of INNS that are listed on Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended), as well as on the London Invasive Species Initiative (LISI) that could utilise onsite habitats. These species included montbretia (*Crocosmia pottssii* x *aurea*) and Japanese knotweed (*Fallopia japonica*).

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[1] Birds of Conservation Concern status is prioritised into high concern (Red), medium concern (Amber) and low concern (Green) (Eaton et al, 2009). Red-list species are those that are globally threatened according to the IUCN criteria; those whose population or range has declined rapidly in recent years; and those that have declined historically and have not shown a substantial recent recovery. Amber-list species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately in recent years; those whose population has declined historically but made a substantial recent recovery; rare breeders; and those with internationally important or localised populations. Green-list species are those that fulfil none of the criteria.

[2] Notable Birds are based on a list of birds that are particularly scarce or vulnerable either at national or a regional level. The majority of these bird species are designated as Schedule 1 species, under the Wildlife and Countryside Act 1981 (as amended), or listed as red or amber-listed BoCC.

3.64 A discrete area of Japanese knotweed, an INNS, was identified along the western border of the Town Hall car park (see Target Note 4 on the Habitat Map in Appendix B). Buddleia, an invasive weed, was also identified across the site.

4. Evaluation

4.1 On the basis of the information available from the habitat survey and desk study, the site has been evaluated in terms of its potential for biodiversity, support of protected species and habitats, and the contribution the area makes as part of the wider landscape. The nature conservation value of the site has been assessed following standard criteria developed by CIEEM (2006) and in accordance with BS 24040:2013. This is provided below.

4.2 The biodiversity value of protected species within the site is a preliminary evaluation based upon the desk study records, habitat suitability and the conservation status of the species in question. It should be noted that where European Protected Species (EPS) or species of Principle Importance for the Conservation of Biodiversity are present on-site they may be valued at a lower level/scale where it is considered likely that populations would not be of sufficient importance to justify designation at a higher level. However, regardless of their biodiversity value, such species are still subject to national and/or European legislation.

4.3 Key aspects of relevant planning policy regarding conservation, including an explanation of species referred to as being of 'Principal Importance for Conservation of Biodiversity' and European Protected Species and habitats, are provided in the Legislation section in Appendix C.

Geographic Evaluation

Features of International Importance

4.4 Features of International Importance are principally sites covered by international legislation or conventions. The Conservation of Habitats and Species Regulations 2010 (as amended) implements the Natural Habitats and Wild Fauna and Flora (92/43/EC) (Habitats Directive) in England and Wales. The Regulations mainly deal with the protection of sites with certain habitats and populations of species that are important for nature conservation in a European context, i.e. Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's).

4.5 The site is not subject to any international statutory nature conservation designations. The closest site of International Importance is Lee Valley SPA located approximately 4.1km to the east. The site does not provide any supporting habitat for this designated site.

Features of National Importance

4.6 Features of national importance include SSSIs which are designated under the Wildlife and Countryside Act 1981 (as amended). The site is not subject to any national statutory nature conservation designations and it is not considered that any habitats or populations or assemblages of species within the site would meet the criteria for the designation of SSSIs at an appropriate geographic level[3].

[3] JNCC Guidelines for selection of biological SSSIs (see http://jncc.defra.gov.uk/page-2303#download).

4.7 The closest site of national importance for nature conservation is Hampstead Heath Woods SSSI located approximately 3km to the south west. The site does not provide any supporting habitat for this statutory designated site.

Features of Metropolitan Importance

4.8 The site does not include any features of value at this level neither is it likely to be selected as a SINC based on the results of the current survey. The closest site of Metropolitan importance is the Parkland Walk Local Nature Reserve (LNR) located approximately 465m south at its nearest point. The site is a disused railway currently managed as a natural conservation area containing regenerated woodland, scrub and rough grassland. The development site provides no supporting habitat for this designation.

Features of Borough Importance (i.e. The London Borough of Haringey)

4.9 The site is relatively small and does not support any features that were considered to be of value at this level.

Features of local (i.e. Hornsey) Importance

4.10 The site supports habitats that are common and widespread in the locality and therefore does not support any features that were considered to be of value at this level.

Features of Value Immediate Vicinity (c. 250m) of the project

4.11 The on-site trees, scrub and semi-improved grassland are considered to be of value within the immediate vicinity, providing potential to support protected species including reptiles, breeding birds and small number of foraging bats. The mature ash tree may also provide roosting opportunities for small numbers of bats.

Summary

4.12 Overall on the basis of the survey results and the above criteria, habitats within the site are considered largely to be of ecological value within the immediate vicinity only. The site provides suitable habitat to support protected species and including widespread reptiles, breeding birds and small numbers of bats. However, populations of these are unlikely to be locally significant.

Local Plan Evaluation

It is considered that the Haringey's Local Plan: Strategic Policies 2013-2026 (formerly the Core Strategy) and the London Plan (2011) contains the following nature conservation policies relevant to the site. A summary of these policies is provided below. The full text of the relevant policies is contained in the Legislation section in Appendix C and this should also be referred to.

Haringey's Local Plan: Strategic Policies 2013-2026 (formerly the Core Strategy)

SP13: Open Space and Biodiversity

- *"New development shall protect and improve Haringey's parks and open spaces. All new development shall:*

- *Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development;*

- *All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:*
  - *Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;*
  - *Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and*
  - *Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs)."*

London Plan (2011)

Policy 2.18: Green Infrastructure: The Network of Open and Green Spaces

- *"To protect, promote, expand and manage the extent and quality of, and access to, London's network of green infrastructure;*
- *the delivery of green infrastructure will be pursued by working in partnership with all relevant bodies, including across London's boundaries, as with the Green Arc Partnerships and Lee Valley Regional Park Authority;*
- *enhancements to London's green infrastructure should be sought from development and where a proposal falls within a regional or metropolitan park deficiency area; and*
- *development proposals should incorporate appropriate elements of green infrastructure that are integrated into the wider network and encourage the linkage of green infrastructure and develop new links, utilising green chains, street trees, and other components of urban greening.*

Policy 5.3: Sustainable Design and Construction

- *Major development proposals should meet the minimum standards outlined in the Mayor's supplementary planning guidance and this should be clearly demonstrated within a design and access statement. The standards include measures to achieve other policies in this Plan and include promoting and protecting biodiversity and green infrastructure.*

Policy 7.19: Biodiversity and Access to Nature

- *To ensure a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity through taking opportunities for positive gains for nature through the layout, design and materials of development proposals and appropriate biodiversity action plans;*
- *development proposals will not adversely affect the integrity of any European site of nature conservation importance (to include special areas of conservation (SACs), special protection areas (SPAs), Ramsar, proposed and candidate sites) either alone or in combination with other plans and projects; and*

- *development proposals should:*
    - *Wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity;*
    - *prioritise assisting in achieving targets in biodiversity action plans and/or improve access to nature in areas deficient in accessible wildlife sites; and*
    - *not adversely affect the integrity of European sites, and be resisted where they have significant adverse impact on European or nationally designated sites or on the population or conservation status of a protected species, or a priority species or habitat."*

5. Conclusions and Recommendations

Conclusions

5.1 The survey site is located centrally within Crouch End in London and extends over approximately 1.23 hectares (ha). Habitats within the site include buildings, hardstanding, ruderal vegetation, scrub, scattered trees and semi-improved grassland.

5.2 Design proposals include the refurbishment of the existing town hall and the construction of an additional east wing and annex building to create a hotel, residential accommodation, an upgraded theatre and retail and leisure facilities. The development also includes the construction of new build residential apartments and affordable townhouses together with associated car parking and landscaped garden spaces.

5.3 The closest statutory designated site is the Parkland Walk LNR located approximately 465m south at its nearest point. The LNR is a disused railway currently managed as a natural conservation area containing regenerated woodland, scrub and rough grassland. The development site does not provide any supporting habitat for this designation.

5.4 The site is not subject to any non-statutory designations. There are 13 SINCs situated within a 2km radius however the site does provide any supporting habitat for these SINC's

5.5 Based on the results of the preliminary roost assessment, the buildings were not considered to provide any suitable roosting opportunities for bats and works can be undertaken without any constraints.

5.6 A mature ash tree situated within the grassland adjacent to the library car park contained woodpecker and knot/rot holes that could provide suitable roosting opportunities for bats.

5.7 Areas of grassland around the site provide suitable foraging, basking and sheltering opportunities for widespread reptile species and areas of scrub and trees provide potential for breeding birds.

5.8 Following the assessment reptiles, bats and breeding birds may pose constraints to works.

5.9 It is not clear whether the mature ash tree is scheduled to be removed to facilitate development however it is recommended that if the tree is to be felled then a climbed inspection should be undertaken to examine the potential features prior to felling.

5.10 It is recommended that targeted surveys in respect to reptiles are undertaken in order to determine presence or likely absence. In addition, a precautionary approach to vegetation clearance in respect to breeding birds is recommended to minimise any adverse impacts on this species group. Japanese Knotweed was present within the town hall car park. This is a non-native invasive species listed on Schedule 9 and therefore, mitigation is recommended to remove this species prior to works.

5.11

5.12 Details regarding specific mitigation, including further surveys and precautionary working practices together with habitat enhancement measures are provided below.

Recommendations

Breeding Birds

5.13 The on-site scattered trees and scrub provide suitable nesting habitat for a range of bird species. All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).

5.14 In order to avoid any potential impact on breeding birds, the clearance of any trees or scrub should be undertaken outside the main bird nesting season which runs from March to August inclusive[4], with clearance works possible between September and February. Where this is not possible, an ecologist would need to check the vegetation for active nests and signs of bird breeding activity.

5.15 In the event that a nest is found, an exclusion zone around the nest would be established. Works would have to cease within this buffer area until the young birds have fledged.

Reptiles

5.16 All reptiles are protected under the Wildlife and Countryside Act 1981 (as amended). The reptile survey will entail a minimum of seven survey visits to check refugia laid out in advance of the survey commencing. The survey will follow currently accepted guidelines (Froglife, 1999; English Nature, 2004). Reptile surveys can be undertaken in the active period for reptiles taken to run between mid-March and October. The optimum time is generally late spring, from April to mid-June and in the early autumn during September. A population assessment can then be made based on peak counts during the survey.

5.17 The results of the assessment will then be used to devise mitigation proposals for this species group in order to safeguard individuals during the works.

Bats

5.18 Bats receive protection under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended). Due to the presence of potential bat roosting features within a mature ash in the western extent of the site, it is recommended that if the tree is to be felled then a climbed inspection is carried out prior to felling to examine the potential features.

5.19 Where a roost is likely to be impacted by the works, and where avoidance is not possible, it may be necessary to obtain a European Protected Species Mitigation (EPSM) Licence before the works can proceed and to complete any necessary mitigation.

[4] It should be noted that this is the main breeding period. Breeding activity may occur outside this period (depending on the particular species and geographical location of the site) and thus due care and attention should be given when undertaking potentially disturbing works at any time of year.

5.20 Such a licence would need to be obtained from Natural England once full planning permission is in place. The application will require the drafting of a detailed mitigation strategy including timing and construction methods in addition to the mitigation measures proposed. Natural England currently require 30 working days to determine a licence application.

Habitat Retention

5.21 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. Protection should be in the form of fencing and signs installed for the duration of the works.

Habitat Enhancement

5.22 New development offers the opportunity for habitat enhancement in accordance with national and local planning policy and some recommendations are included below.

Control of INNS

5.23 Although it is not illegal to have species listed under the Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), it is illegal to permit these species to spread and grow in the wild.

5.24 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.

Bird and Bat Boxes and Bricks

5.25 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. Some recommendations are made below as a guide.

5.26 Bat roosting opportunities could be provided through the incorporation of bat bricks into the building such as the Ibstock Bat Box A, or external roosting through the installation of boxes on the outside of the walls. Alternatively tree mounted bat boxes could be installed. There are a range of bat boxes available and these can be selected to suit the development and bat species in the locality. More specific bat mitigation should be devised following the activity surveys.

5.27 Bird boxes could be installed on the walls of the new buildings which could include the following Schwegler designs: 1MR for a range of common garden birds and 1SP sparrow terrace. Alternatively, tree mounted bird boxes such as the Schwegler 1B could be installed on mature trees at the site.

5.28 Bird and bat boxes should be installed at appropriate locations ideally with south-east or south-west facing aspects at least 3m from ground level. If installed on the building, these should ideally be positioned directly below the eaves.

Compensatory Planting

5.29 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. Some species of known wildlife value are listed in Appendix E.

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7. Glossary of Terms

ASSI	Area of Special Scientific Interest
BAP	Biodiversity Action Plan
Birds Directive	Council Directive 79/409/EEC on the conservation of wild birds
BoCC	Birds of Conservation Concern
BRC	Biological Records Centre
BTO	British Trust for Ornithology
CBD	Convention on Biological Diversity
CCW	Countryside Council for Wales
CEH	Centre for Ecology and Hydrology
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW Act 2000	Countryside and Rights of Way Act 2000
cSAC	Candidate Special Area of Conservation
CWS	County Wildlife Site
DAFOR	Plant abundance scale used to score plants recorded within a surveyed area. Values are: Dominant, abundant, frequent, occasional, rare.
Defra	Department for Environment, Food and Rural Affairs
DfCLG	Department for Communities and Local Government
DoE	Department of the Environment (now Defra)
dSAC	Draft Special Area of Conservation
DWS	District Wildlife Site
EC	European Commission; also European Community with reference to the Habitats Directive
EN	English Nature (now Natural England)
EPS	European Protected Species

EPSM	European Protected Species Mitigation
EU	European Union
FCS	Favourable Conservation Status
GB	Great Britain (England, Scotland and Wales, excluding Northern Ireland)
Habitats Directive	Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
HMSO	Her Majesty's Stationery Office
IDD	International Designations Database
IUCN	The World Conservation Union (International Union for the Conservation of Nature)
IUCN	International Union for Conservation of Nature
JNCC	Joint Nature Conservation Committee
Lekking	Where males assemble during the mating season to engage in competitive displays in order to attract females.
LNCS	Local Nature Conservation Sites
LNR	Local Nature Reserve
LRBI	Lowland Raised Bog Inventory
LWS	Local Wildlife Site
MAGIC	Multi-Agency Geographical Information for the Countryside
NCC	Nature Conservancy Council
NERC Act 2006	The Natural Environment and Rural Communities Act 2006
NGO	Non-governmental organisation
NI	Northern Ireland
NNR	National Nature Reserve
Nomenclature	The system of devising of names for plants
NPPF	National Planning Policy Framework
NVC	National Vegetation Classification
ODPM	Office of the Deputy Prime Minister

OS	Ordnance Survey
PCAIWCG	Property Care Association Invasive Weeds Control Group
PEA	Preliminary Ecological Appraisal- formerly referred to as a Phase 1 Habitat Survey
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
pSAC	Possible Special Area of Conservation
SAC	Special Area of Conservation
SBI	Sites of Biological Importance
SCI	Site of Community Importance
SEA	Strategic Environmental Assessment
SINC	Sites of Importance for Nature Conservation
SNCI	Site of Nature Conservation Importance
SNH	Scottish Nature Heritage
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
UK	United Kingdom (England, Scotland, Wales and Northern Ireland)

Appendix A
Target Notes and Photographs

Target Notes and Photographs

Target Note (TN)	Feature	Photograph of Feature
N/A	**Photograph 1:** A view of the bright internal loft space of Building 1 with no roosting opportunities.	
1	**Photograph 2**: A view of the semi-improved grassland to the west of the Library car park provide suitable reptile habitat.	

2	**Photograph 3:** A hole in an ash tree within the south west of the site providing potential for roosting bats.	
3	**Photograph 4**: Suitable breeding bird habitat situated centrally within the site.	

4	**Photograph 5:** Area of Japanese Knotweed along the western border of the Town Hall car park.	

Appendix B
Habitat Map

Figure 1: Hornsey Town Hall Habitat Survey Map

Drawn by: TF
On the: 21-Jun-17
Not to Scale
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Appendix C
Legislation

Legislation

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive5 is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2010 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include:

- Countryside and Rights of Way (CRoW) Act 2000
- Deer Act 1991
- Natural Environment & Rural Communities (NERC) Act 2006
- Protection of Badgers Act 1992
- Wild Mammals (Protection) Act 1996

Badger

Badgers and their setts are protected under the Protection of Badgers Act (1992), which consolidated and added to the previous Badger Acts of 1973 and 1991. Under this legislation it is an offence to:

- cruelly ill-treat a badger, including use of tongs and digging;
- intentionally or recklessly cause a dog to enter a badger sett;
- intentionally or recklessly damage, destroy or obstruct access to a badger sett[6] or any part thereof;
- intentionally or recklessly disturb[7] a badger when it is occupying a badger sett;

[5] Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.
[6] A badger sett is defined in the legislation as *"any structure or place which displays signs indicating current use by a badger"*. This includes seasonally used setts. Natural England (2009) have issued guidance on what is likely to constitute current use of a badger sett: www.naturalengland.org.uk/Images/WMLG17_tcm6-11815.pdf

- possess or control a dead badger or any part of a badger;
- sell or offers for sale, possesses or has under his control, a live badger; and
- wilfully kill, injure, take, or attempt to kill, injure or take a badger.

A Development Licence will be required from Natural England for any development works affecting an active badger sett, or to disturb badgers while individuals are occupying the sett. Depending on the nature of the works and the specifics of the sett, badgers could be disturbed by work near the sett even if there is no direct interference or damage to the sett itself. Natural England has issued guidelines on what constitutes a licensable activity. There is no provision in law for the capture of badgers for development purposes and therefore it is not possible to obtain a licence to translocate badgers from one area to another.

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

- intentional or reckless disturbance (at any level);
- intentional or reckless obstruction of access to any place of shelter or protection; and
- selling, offering or exposing for sale, possession or transporting for purpose of sale

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

- deliberate killing, injuring or capturing of Schedule 2 species (all bats);
- deliberate disturbance of bat species as to impair their ability:

(i) to survive, breed, or reproduce, or to rear or nurture young; and

(ii) to hibernate or migrate.

- deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

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[7] For guidance on what constitutes disturbance and other licensing queries, see Natural England (2007) Badgers & Development: A Guide to Best Practice and Licensing. www.naturalengland.org.uk/Images/badgers-dev-guidance_tcm6-4057.pdf, Natural England (2009) Interpretation of 'Disturbance' in relation to badgers occupying a sett www.naturalengland.org.uk/Images/WMLG16_tcm6-11814.pdf, Scottish Natural Heritage (2002) Badgers & Development. www.snh.org.uk/publications/online/wildlife/badgersanddevelopment/default.asp and Countryside Council for Wales (undated) Badgers: A Guide for Developers. www.ccw.gov.uk.

Breeding Birds

Under the Wildlife & Countryside Act, 1981 (as amended), a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state. Game birds, however, are not included in this definition (except for limited parts of the Act). They are covered by the Games Acts, which fully protect them during the closed season.

Under the Wildlife & Countryside Act, 1981 (as amended), all birds, their nests and eggs are protected under Sections 1-8 of the Act and it is an offence, with certain exceptions, to:

- intentionally (or recklessly in Scotland) kill, injure or take any wild bird;
- intentionally (or recklessly in Scotland) take, damage or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built
- intentionally take or destroy the egg of any wild bird;
- have in one's possession or control any wild bird, dead or alive, or any part of a wild bird, which has been taken in contravention of the Act;
- have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act;
- use traps or similar items to kill, injure or take wild birds;
- have in one's possession or control any bird (dead or alive) unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations; and
- in Scotland only, intentionally or recklessly obstruct or prevent any wild bird from using its nest.

Certain rare species receive additional special protection under Schedule 1 of the Act and Annex 1 of the European Community Directive on the Conservation of Wild Birds (2009/147/EC). This affords them protection against:

- intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young;
- intentional or reckless disturbance of dependent young of such a bird;
- in Scotland only, intentional or reckless disturbance whilst lekking; and
- in Scotland only, intentional or reckless harassment.

The British Trust for Ornithology (BTO) has a list of birds that are Species of Conservation Concern. These birds are not legally protected but where they are found on site they should be given planning consideration. The criteria for birds listed as amber (medium conservation concern) include:

- historical population decline during 1800-1995, but recovering: population has more than doubled over last 25 years;
- moderate (25-49%) decline in UK breeding population over last 25 years;
- moderate (25-49%) contraction of UK breeding range over last 25 years;
- moderate (25-49%) decline in UK non-breeding population over last 25 years;

- species with unfavourable conservation status in Europe (Species of conservation Concern);
- five year mean of breeding pairs in the UK;
- ≥50% of UK breeding population in 10 or fewer sites.
- ≥50% of UK non-breeding population in 10 or fewer sites;
- ≥20% of European breeding population in UK; and
- ≥20% of NW European (wildfowl), East Atlantic Flyway (waders) or European (others) non breeding populations in UK.

Hazel Dormouse

The hazel dormouse (*Muscardinus avellanarius*) is fully protected under The Conservation of Habitats and Species Regulations 2010 through its inclusion on Schedule 2. Regulation 41 prohibits:

- deliberate killing, injuring or capturing;
- deliberate disturbance as to impair its ability:

(i) to survive, breed, or reproduce, or to rear or nurture young; and

(ii) to hibernate or migrate.

- deliberate disturbance as to affect significantly the local distribution or abundance of the species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part of this species.

The hazel dormouse is also currently protected under the Wildlife and Countryside Act 1981 (as amended) through its inclusion on Schedule 5. Under this Act, this species is additionally protected from:

- intentional or reckless disturbance;
- intentional or reckless obstruction of access to any place of shelter or protection; and
- selling, offering or exposing for sale, possession or transporting for purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect dormouse breeding or resting places (N.B. this is usually taken to mean dormouse 'habitat') or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence will allow derogation from the relevant legislation but will also to enable appropriate mitigation measures to be put in place and monitored.

Herpetofauna (Reptiles and Amphibians)

The following species receive full protection under the Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2.

- sand lizard (*Lacerta agilis*);

- smooth snake (*Coronella austriaca*);
- natterjack toad (*Epidalea calamita*);
- great crested newt (*Triturus cristatus*); and
- pool frog (*Pelophylax lessonae*).

Under this legislation, Regulation 41 prohibits:

- deliberate killing, injuring or capturing of species listed on Schedule 2;
- deliberate disturbance of any Schedule 2 species as to impair their ability:

(i) to survive, breed, or reproduce, or to rear or nurture young; and

(ii) to hibernate or migrate.

- deliberate disturbance of any Schedule 2 species as to affect significantly the local distribution or abundance of the species;
- deliberate taking or destroying of the eggs of a Schedule 2 species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part of a species.

With the exception of the pool frog, these species are also currently listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this Act, they are additionally protected from:

- intentional or reckless disturbance (at any level);
- intentional or reckless obstruction of access to any place of shelter or protection; and
- selling, offering or exposing for sale, possession or transporting for purpose of sale.

Other native species of herpetofauna are protected solely under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). These species include:

- adder (*Vipera berus*);
- grass snake (*Natrix natrix*);
- common lizard (*Zootoca vivipara*); and
- slow-worm (*Anguis fragilis*).

Under this legislation, for these species it is prohibited under Section 9(1) & (5) to:

- intentionally (or recklessly in Scotland) kill or injure these species
- sell, offer or expose for sale, possess or transport for purpose of sale these species, or any part thereof.

The following species are listed in respect to Section 9(5) of Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) which only affords them protection against sale, offering or exposing for sale, possession or transport for the purpose of sale:

- common frog (*Rana temporaria*);

- common toad (*Bufo bufo*);
- smooth newt (*Lissotriton vulgaris*); and
- palmate newt (*L. helveticus*).

Water Vole

The water vole (*Arvicola amphibius*) (=*terrestris*) is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- intentionally kill, injure or take (capture) this species;
- intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection;
- intentionally or recklessly disturb water voles while they are occupying a structure or place used for shelter or protection; and
- sell, offer or expose for sale, or have in his possession or transport for the purpose of sale, any live or dead water vole or part of this species.

Where development works are liable to affect habitats known to support water voles, Natural England must be consulted. All alternative design options must have been explored and communicated to Natural England in order to demonstrate that works have tried to avoid contravening the legislation e.g. the use of alternative sites, appropriate timing of works to avoid times of the year in which water voles are most vulnerable etc. Conservation licences for the capture and translocation of water voles may be issued by Natural England for the purpose of development activities if it can be shown that the activity has been properly planned and executed and thereby contributes to the conservation of the population.

Otter

Otters (*Lutra lutra*) are fully protected under The Conservation of Habitats and Species Regulations 2010 through their inclusion on Schedule 2. Regulation 41 prohibits:

- deliberate killing, injuring or capturing of otters
- deliberate disturbance as to impair their ability:

(i) to survive, breed, or reproduce, or to rear or nurture young; and

(ii) to hibernate or migrate.

- deliberate disturbance as to affect significantly the local distribution or abundance of the species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part of this species.

Otters also receive protection under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- intentional or reckless disturbance (at any level);
- intentional or reckless obstruction of access to any place of shelter or protection; and
- selling, offering or exposing for sale, possession or transporting for purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect breeding or resting places or for activities likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Red Squirrel

The red squirrel (*Sciurus vulgaris*) is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- intentionally (or recklessly in Scotland) kill, injure or take (capture) red squirrels;
- intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection;
- intentionally or recklessly disturb this species while they are occupying a structure or place used for shelter; and
- sell, offer or expose for sale, or have in his possession or transport for the purpose of sale, any live or dead red squirrel or part of this species.

White Clawed Crayfish

The white clawed crayfish (*Austropotamobius pallipes*) receives partial protection under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This species is protected under Sections 9(1) and 9(5), making it an offence to:

- intentionally take/capture white-clawed crayfish; and
- sell, offer or expose for sale, have in possession or transport for the purpose of sale, any live or dead white clawed crayfish or part of this species.

A conservation licence for the capture and translocation of crayfish may be issued for the purpose of development activities if it can be demonstrated that the activity has been carefully planned and this species considered. The activity must also demonstrate that it contributes to the conservation of the population.

Wild Mammals

All wild mammals are protected against intentional acts of cruelty under the Wild Mammals (Protection) Act 1996. Under this legislation it is an offence to:

- mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention of this legislation, due care and attention should be taken when carrying out works that have the potential to impact any wild mammal as described above.

Plants

Wild plants are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence for an ‘unauthorised’ person to intentionally (or recklessly in Scotland)

uproot wild plants. An authorised person can be the owner of the land on which the action is taken, or anybody authorised by them.

Some rare plant species also receive full protection under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). This prohibits:

- intentionally (or recklessly in Scotland) picking, uprooting or destruction of any wild Schedule 8 species (or seed or spore attached to any such wild plant in Scotland only); and
- selling, offering or exposing for sale, or possessing or transporting for the purpose of sale, any wild live or dead Schedule 8 plant species or parts.

In addition to the legislation outlined above, several plant species are fully protected under Schedule 5 of The Conservation of Habitats and Species Regulations 2010. Regulation 45 makes it an offence to:

- deliberately pick, collect or destroy a wild Schedule 5 species; and
- be in possession of, or control, transport, sell or exchange any wild live or dead Schedule 5 species or anything derived from it.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect species of plant listed under The Conservation of Habitat and Species Regulations 2010.

Invasive Plant Species

Certain plants are listed on Part II of Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) in respect to Section 14(2). Species include:

- Japanese knotweed (*Fallopia japonica*):
- giant hogweed (*Heracleum mantegazzianum*);
- Himalayan balsam (*Impatiens glandulifera*);
- certain species of rhododendron (*Rhododendron* sp.); and
- certain species of cotoneaster (*Cotoneaster* sp.).

Species listed are non-natives whose establishment or spread in the wild may be detrimental to native wildlife. Inclusion on Part II of Schedule 9 therefore makes it an offence to:

- plant or otherwise cause these species to grow in the wild.

This legislation makes it is an offence to cause species listed to grow in the wild. Therefore, if they are present on site and development activities have the potential to cause the further spread of these species to new areas, it will be necessary to ensure appropriate measures are in place to prevent this.

Habitats

International Statutory Designations

- Special Protection Areas (SPAs): Terrestrial SPA's are afforded protection by The Conservation (Natural Habitats, &c. Regulations 1994 (as amended) an offshore SPA's are afforded protection under The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended). SPAs are designated under the EC Birds Directive (Council Directive 2009/147/EC on the Conservation of Wild Birds). SPAs are areas recognised as important habitat for rare and migratory birds within the European Union (rare birds as listed on Annex I of the Directive).
- Special Areas of Conservation (SACs): These areas are designated under the EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora), designated for the habitats and (non-bird) species listed on Annexes I and II to the Directive under the same regulations as detailed for SPA's.
- Ramsar sites: These areas are wetlands designated under the Convention on Wetlands of International Importance (1971). Wetlands can include areas of marsh, fen, water or peatland and may be natural or artificial, permanent or temporary. Ramsar sites are underpinned through prior notification as Sites of Special Scientific Interest (SSSIs) and as such receive statutory protection under the Wildlife & Countryside Act 1981 (as amended) with further protection provided by the Countryside and Rights of Way (CRoW) Act 2000.

National Statutory Designations

- Sites of Special Scientific Interest (SSSIs): These sites are designated by the countryside agencies (for example Natural England) under the Wildlife & Countryside Act 1981 (as amended). Prior to 1981 these were designated under the National Parks and Access to the Countryside Act 1949. Improved mechanisms for the protection of SSSIs have also been introduced by the Countryside and Rights of Way Act 2000 (in England and Wales).
- National Nature Reserves: These sites are also designated by the countryside agencies under the Wildlife & Countryside Act 1981 (as amended).

Local Statutory Designations

- 1949 Local Nature Reserves (LNRs): These sites are designated by local authorities under the National Parks and Access to the Countryside Act 1949. These are sites recognised for their wildlife or geological interest at a local level and are managed for nature conservation.

Non-Statutory Designations

- Local Wildlife Sites: Areas of local conservation interest may be designated by local authorities. The terminology for these sites varies depending on the county. They can be called Sites of Nature Conservation Importance (SNCI's), Sites of Importance for Nature Conservation (SINCs), County Wildlife Sites (CWS), Listed Wildlife Sites (LWS), Local Nature Conservation Sites (LNCS), Sites of Biological Importance (SBIs). The designation criteria may vary between counties. Local Wildlife Sites are of material consideration when planning applications are being determined.
- The Hedgerow Regulations 1997: These have been compiled to protect 'important' countryside hedgerows from damage or removal. A hedgerow is considered important if (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Hedgerows covered by these regulations include those on or adjacent to common land, SSSIs (including all terrestrial SACs, NNRs and SPAs), LNRs, land used for agriculture or forestry and land used for the keeping or breeding of horses, ponies or donkeys.

National Planning Policy

- The National Planning Policy Framework (2012) replaces the former PPS9 document and emphasises the need for sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and priority species. An emphasis is also made for the need for ecological networks through preservation, restoration and re-creation. The protection and recovery of priority species is also included as a requirement of planning policy. In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from adverse harm; appropriate mitigation or compensation measures are in place where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

Local Planning Policy

The Haringey's Local Plan: Strategic Policies 2013-2026 (formerly the Core Strategy) and London Plan (2011) include the following Nature Conservation Policies that are relevant to the site.

<u>Haringey's Local Plan: Strategic Policies 2013-2026 (formerly the Core Strategy)</u>

SP12: Conservation

- *The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.*
- *The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.*

SP13: Open Space and Biodiversity

- *New development shall protect and improve Haringey's parks and open spaces. All new development shall:*
    - *Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development;*
    - *Provide amenity space in accordance with the Council's Open Space and Recreational Standards Supplementary Planning Document (SPD);*
    - *Manage the impact of such new developments in areas adjacent to designated open space;*
    - *Secure improvements, enhancement and management in both quality and access to existing green spaces;*
    - *Seek on-site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards SPD;*
    - *Seek to secure opportunities for additional publicly accessible open space especially in those identified areas of Open Space deficiency e.g. in the east of the borough where the quality and amount of provision is poorer as set out in the Council's Open Space and Recreational Standards SPD; and*
    - *Conserve the historic significance of the borough's designated historic parks and gardens.*
- *All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:*
    - *Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;*
    - *Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and*
    - *Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).*
- *The Council will enhance and improve the borough's green infrastructure through:*

- *Implementation of the borough's green infrastructure projects (such as Lordship Recreation Ground Improvements);*
- *Working with adjoining boroughs and partners to safeguard the existing Green Infrastructure, to create new green infrastructure and link up sites; and*
- *Working with Lee Valley Regional Park Authority to protect and enhance access to the park, its waterside open spaces and habitats, recreational and sporting facilities.*

London Plan (2011)

POLICY 2.18: GREEN INFRASTRUCTURE: THE NETWORK OF OPEN AND GREEN SPACES

- *''The Mayor will work with all relevant strategic partners to protect, promote, expand and manage the extent and quality of, and access to, London's network of green infrastructure. This multifunctional network will secure benefits including, but not limited to, biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being.*
- *The Mayor will pursue the delivery of green infrastructure by working in partnership with all relevant bodies, including across London's boundaries, as with the Green Arc Partnerships and Lee Valley Regional Park Authority. The Mayor has published supplementary guidance on the All London Green Grid to set out the strategic objectives and priorities for green infrastructure across London*
- *Enhancements to London's green infrastructure should be sought from development and where a proposal falls within a regional or metropolitan park deficiency area*
- *Development proposals should:*
- *incorporate appropriate elements of green infrastructure that are integrated into the wider network; and*
- *encourage the linkage of green infrastructure including the Blue Ribbon Network, to the wider public realm to improve accessibility for all and develop new links, utilising green chains, street trees, and other components of urban greening (Policy 5.10).*

POLICY 5.3: SUSTAINABLE DESIGN AND CONSTRUCTION

- *The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.*
- *Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.*
- *Major development proposals should meet the minimum standards outlined in the Mayor's supplementary planning guidance and this should be clearly demonstrated within a design and access statement. The standards include measures to achieve other policies in this Plan and include promoting and protecting biodiversity and green infrastructure'.*

POLICY 7.19: BIODIVERSITY AND ACCESS TO NATURE

- *"to ensure a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity in support of the Mayor's Biodiversity Strategy. This means planning for nature from the beginning of the development process and taking opportunities for positive gains for nature through the layout, design and materials of development proposals and appropriate biodiversity action plans.*
- *Any proposals promoted or brought forward by the London Plan will not adversely affect the integrity of any European site of nature conservation importance (to include special areas of conservation (SACs), special protection areas (SPAs), Ramsar, proposed and candidate sites) either alone or in combination with other plans and projects. Whilst all development proposals must address this policy, it is of particular importance when considering the following policies within the London Plan: 1.1, 2.1-2.17, 3.1, 3.3, 5.14, 5.15, 5.17, 5.20, 6.3, 7.14, 7.15, 7.25, and 7.26. Whilst all opportunity and intensification areas must address the policy in general, specific locations requiring consideration are referenced in Annex 1.*
- *Development proposals should:*
  - *wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity*
  - *prioritise assisting in achieving targets in biodiversity action plans (BAPs) set out in Table 7.3 and/or improve access to nature in areas deficient in accessible wildlife sites*

not adversely affect the integrity of European sites, and be resisted where they have significant adverse impact on European or nationally designated sites or on the population or conservation status of a protected species, or a priority species or habitat identified in a UK, London or appropriate regional BAP or borough BAP."

Appendix D
Plant Species List

Plant Species List

Scientific nomenclature follows Stace (2010) for vascular plant species and British Bryological Society (BBS) Special Volume No. 5 *English Names for British* Bryophytes for bryophyte species. Vascular plant common names follow the Botanical Society of the British Isles 2003 list, published on its web site, www.bsbi.org.uk. The plant species list was generated as part of a Phase 1 Habitat survey and does not constitute a full botanical survey.

Abundance was estimated using the DAFOR scale as follows:

D = dominant, A = abundant, F = frequent, O = occasional, R = rare, L = locally

Key to qualifiers: c=clumped, e=edge only, g=garden origin, p=planted, y = young, s=seedling or sucker, t=tree, h=hedge, w=water,? = identification uncertain.

Scientific Name	Common Name	Abundance	Qualifier
Acer pseudoplatanus	Sycamore	D	T
Achillea millefolium	Yarrow	O	
Aesculus hippocastanum	Horse chestnut	O	T
Agrostis capillaris	Common bent	F	
Alliaria petiolata	Garlic mustard	O	
Betula pendula	Silver birch	F	T
Buddleja davidii	Buddleia	F	C
Carpinus betulus	Hornbeam	R	T
Corylus avellana	Hazel	R	T
Cupressus spp.	Cypresses	A	T
Epilobium sp.	Willowherbs	O	
Fallopia japonica	Japanese knotweed	R	C
Festuca pratensis	Meadow fescue	A	

Fraxinus excelsior	Ash	A	T
Galium aparine	Cleavers	F	
Geranium pyrenaicum	Hedgerow crane's-bill	R	
Hedera helix	Ivy	A	C
Holcus lanatus	Yorkshire-fog	A	
Laurus nobilis	Bay	R	T
Lolium perenne	Perennial rye-grass	D	
Poa annua	Annual meadow-grass	A	
Prunus laurocerasus	Cherry laurel	O	C
Pyrus communis	Pear	F	T
Ranunculus acris	Meadow buttercup	A	
Ranunculus repens	Creeping buttercup	F	
Rosa canina	Dog-rose	O	C
Rubus fruticosus agg.	Bramble	D	C
Rumex crispus	Curled dock	F	
Sambucus nigra	Elder	O	T
Taraxacum sp.	Dandelion	F	
Taxus baccata	Yew	O	T
Tilia sp.	Lime	A	T
Trifolium repens	White clover	A	
Trifolium pratense	Red clover	F	

Ulmus sp.	Elm	O	T
Urtica dioica	Common nettle	A	
Veronica chamaedrys	Germander speedwell	F	

Appendix E
Suggested Compensatory Planting

Suggested Compensatory Planting

This section provides a list of plants which are of proven value to wildlife. The list is not exhaustive and merely provides a guide for suggested planting for wildlife value. Planting should be tailored on a site by site basis. The list includes some native and ornamental species however the emphasis should always be on the use of predominantly native species.

N = Native, NN = Non-native.

This list includes species that may be harmful if handled or ingested. Schedule 9 (Part 2) of the Wildlife and Countryside Act, 1981 (as amended) includes a list of invasive plants, including aquatic species, that should always be avoided in planting schemes.

Large Shrubs

Hedge veronica/Hebe (*Veronica* spp.) NN

Hawthorn (*Crataegus monogyna*) N

Blackthorn (*Prunus spinosa*) N

Rose: dog rose (*Rosa canina*), field rose (*R. arvensis*), burnet rose (R. *pimpinellifolia*) N

California lilac (*Ceanothus* spp.), (*C. arborea*) NN

Wild privet (*Ligustrum vulgare*) N

Common holly (*Ilex aquifolium*) N

Barberry (*Berberis* spp.) (*B. darwinii*), (*B. thunbergii*), (*B. x stenophylla*) NN

Daisy Bush (*Olearia* spp.), (*O. x hastii*), (*O. macrodonta*) and (*O. traversii*) NN

Firethorn (*Pyracantha coccinea*) NN

Hazel (*Corylus avellana*) N (*C. maxima*) NN

Viburnum (*Viburnum* spp.), wayfaring tree (*V. lantana*) N, guelder rose (*V. opulus*) N, laurustinus (*V. tinus*) E Note: V. lantana can become invasive in more open habitats.

Butterfly bush (*Buddleja* spp.), (*B. alternifolia*), (*B. globosa*) NN

Dogwood (*Cornus sanguinea*) N

Broom (*Cytisus scoparius*) N

Escallonia (*Escallonia macrantha*) NN

Hardy fuchsia (*Fuchsia magellanica*) NN

Buckthorn (*Rhamnus cathartica*) N

Spindle (*Euonymus europaeus*) N

Tutsan (*Hypericum androsaemum*) N

Yew (*Taxus baccata*) N

Trees

Cherry (*Prunus* spp.), wild cherry (*P. avium*), bird cherry (*P. padus*), domestic plum (*P. domestica*) N or cherry plum (*P. cerasifera*) NN

Ash (*Fraxinus excelsior*) N

Apple (*Malus* spp.), edible apple (*M. domestica*), crab apple (*M. sylvestris*) N

Pear (*Pyrus* spp.), edible pear (*P. communis*) NN

Small-leaved lime (*Tilia cordata*) N

Silver birch (*Betula pendula*) N

Yew (*Taxus baccata*) N

Black poplar (*Populus nigra*) N

Foxglove tree (*Paulownia tomentosa*) NN

Beech (*Fagus sylvatica*) N

Climbers

Jasmine (*Jasminum* spp.), summer jasmine (*J. officinale*), winter jasmine (*J. nodiflorum*) NN

Ivy (*Hedera helix*) N

Climbing hydrangea (*Hydrangea anomala* ssp. *petiolaris*) NN

Honeysuckle (*Lonicera* spp.) (*L. periclymenum*) N

Clematis (*Clematis* spp.) NN

Hop (*Humulus lupulus*) N

Firethorn (*Pyracantha atalantioides*) NN

Nasturtium (*Tropaeolum majus*) NN

Bulbs

English bluebell (*Hyacinthoides non-scripta*) N

Squill species (*Scilla* spp.) N/NN

Snowdrop (*Galanthus nivalis*) N

Winter aconite (*Eranthis hyemalis*) E

Crocus species (*Crocus* spp.) NN

Wild Daffodil (*Narcissus pseudonarcissus*) N

Onion species (*Allium* spp.) N/NN. N.B. *Allium triquetrum* (three cornered leek) and *Allium paradoxum* (few-flowered leek) are Schedule 9 invasive plant species.

Wood anemone (*Anemone nemorosa*) N

Lesser celandine (*Ficaria verna*) N

Appendix F
Bat and Bird Box Designs

Bat and Bird Box Designs

Bird Boxes

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	Schwegler Nest Box 1B Hole-fronted 32mm entrance hole	18 x 15.5 x 25.5	Multi-purpose, including; great-, blue-, marsh-, coal and crested tit, redstart, nuthatch, collared and pied flycatcher, wryneck, tree and house sparrows, bats.	Suitable walls or semi-mature/mature trees and shrubs; attached to a tree trunk or hung from branches. Ideal points include discrete areas away from predators, such as against walls, plant and metal supports.
	1MR Schwegler Avianex 32mm entrance hole	27 x 19 x 23 (H x W x D)	Common garden birds such as coal-, blue-, marsh- and crested tits, redstart, nuthatches, pied flycatchers, wrynecks, house and tree sparrows, and possibly bats	Designed to be placed on house and garage walls and balconies.
	Schwegler Sparrow Terrace 1SP	43 x 20 x 24.5	House sparrow	In an elevated position such as on post/platform within dense shrub/tree planting or even on top of lighting columns. Alternatively they could be attached to the side of the proposed residential dwellings.

Bat Boxes

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	Ibstock Enclosed Bat Box 'B' Red Blue Buff	**Small:** 10.5 x 21.5 x 21.5 **Large:** 10.5 x 21.5 x 29	Small crevice-dwelling bats e.g. pipistrelles.	In the brickwork of a wall, with the box flush with the face of the wall. Ideally at least 3 to 6m above the ground with an unobstructed access. A clear distance (drop) below the box is recommended (preferably 5m or more). **Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.**
	Ibstock Enclosed Bat Box 'C'	**Small:** 10.5 x 21.5 x 21.5 **Large:** 10.5 x 21.5 x 29	Small crevice-dwelling bats e.g. pipistrelles.	In the brickwork of a wall, with the box flush with the face of the wall. Ideally at least 3 to 6m above the ground with an unobstructed access. A clear distance (drop) below the box is recommended (preferably 5m or more).
	Chavenage Bat Box	10 x 18 x 38	Small crevice-dwelling bats e.g. pipistrelles.	On trees in gardens or woodland and also on house walls. 2.5 - 5m high on a building, mature tree or vegetation line (trees/tall hedge) or on a feeding/flight route in partial daytime sun.

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Dear Katy

Re: Hornsey Town Hall – Ecology

As the developer for the project, we confirm that we will be implementing all of the recommendations listed in section 5.13 to 5.34 in the Phlorum's Prelimiary Ecological Appraisal dated June 2017.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely

For and on behalf of

Ardmore Construction

Elliot Bacon

Senior Design Manager

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

LRQA CERTIFIED ISO 9001 · ISO 14001 ISO 45001
UKAS MANAGEMENT SYSTEMS 0001
CHAS CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME Accredited Contractor www.chas.gov.uk
PCA Property Care ASSOCIATION
Constructionline A UK GOVERNMENT CERTIFICATION SERVICE

- 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 (Elcot 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	Retained tree with potential roast 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.

phlorum

Japanese knotweed Treatment Programme

February 2018

www.phlorum.com

Hornsey Town Hall, London

February 2018

Far East Consortium International Ltd

Ground Floor

12 Stanhope Gate

London

W1K 1AW

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All work has been carried out within the terms of the brief using all reasonable skill, care and diligence.

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Figure

1. INTRODUCTION

1.1 Hornsey Town Hall is located centrally within Crouch End, London. It is understood that the proposed development includes the refurbishment of the existing town hall, and the construction of an additional east wing and annex building to create a hotel, residential accommodation, an upgraded theatre and retail and leisure facilities. The development also includes the construction of new build residential apartments and affordable townhouses together with associated car parking and landscaped garden spaces.

1.2 Phlorum provided a Management Plan, dated July 2017 with recommendations for treating the Japanese knotweed.

1.3 The aim of this document is to provide a Treatment Plan for the removal of the Japanese knotweed to facilitate the planned development.

2. TREATMENT PLAN

2.1 We recommend that the Japanese knotweed areas are fenced off, with a suitable buffer and appropriate signage attached to prevent unauthorised or accidental disturbance of the Japanese knotweed areas.

2.2 No work should be undertaken in these areas without supervision or agreement with a Japanese knotweed specialist.

2.3 As we understand it the Japanese knotweed areas Jk 01, Jk 03 and Jk 04 are within, or very near, the footprint of the new build and will need to subject to a controlled excavation. Jk 02 is beneath trees that are to be retained, so cannot be fully excavated without disturbing the root protection zone of the tree. Therefore, if the ground is not to be disturbed in this area the Japanese knotweed will be treated with herbicides.

Controlled Excavation: Areas Jk 01, Jk 03 and Jk 04

2.4 The Japanese knotweed identified within the development area will need to be excavated under supervision of a Japanese knotweed specialist, which can be demonstrated by membership of a professional trade body such as the Property Care Association Invasive Weed Control Group.

2.5 The extent and depth of the excavation will be to the satisfaction of the Japanese knotweed supervisor present during the excavation, to ensure that all Japanese knotweed material and associated soils have been removed from the areas.

2.6 We recommend that the excavated material is loaded directly into tipper lorries, positioned on hard standing, where it will be taken off-site to a licensed landfill via a licensed waste haulier.

2.7 The Japanese knotweed specialist will be responsible for bio-security of the area including:

- A tool-box talk to all staff working in the area of Japanese knotweed by an invasive plant specialist covered identifying Japanese knotweed and the causes and risks of it spreading;

- A nominated person to be identified a clerk of works to ensure the boot and tools are cleaned by workers every time they leave the Japanese knotweed area;

- Signs put up in the office warning of the presence of Japanese knotweed and identifying the necessary areas;

- A thorough clean of all machinery (excavator tracks and buckets, etc.) before leaving the Japanese area to ensure that no rhizomes leave the area. It is important that the material removed during the cleaning remains in the existing area of Japanese knotweed, and does not enter the existing watercourse. The cleaning should be documented by the person nominated above and photographs taken as a record.

2.8 The haulier and the receiving landfill site should be checked for appropriate licensing from the Environment Agency to transport and receive the waste as appropriate prior to commencing the excavation works.

2.9 Waste Transfer Notes should be kept detailing all soil leaving the site.

2.10 Lorries should be positioned on hardstanding during loading and adequately sheeted before leaving the site.

2.11 On completion of the work a detailed report is to be provided by the Japanese knotweed supervisor which should include: the extent and depth of the excavations; site photographs taken before, during and after the excavations; a site plan detailing the areas excavated; copies of all the Waste Transfer Notes; and copies of the Haulier and Landfill licenses.

2.12 On completion of the Japanese knotweed excavation work, the construction can proceed as planned.

<u>Herbicide Treatment of Areas Jk 02</u>

2.13 The number of visits required and the timing of the visits will depend on several factors, including: the maturity of the Japanese knotweed plants; the size in area of the Japanese knotweed stand; the response of the plant to the treatment; the timing and length of the growing season each year; and the weather conditions on the day of the proposed treatment. However, we recommend that at least one visit per year is undertaken – usually in September or October – until there has been two years of no-regrowth.

2.14 Those applying the herbicide should be suitably qualified. An appropriate certification is NPTC: PA1 Safe Use of Pesticides; PA6 Hand Held Applicators.

2.15 A visual inspection of the Japanese knotweed growth on the site and surrounding area will be undertaken. Any visible Japanese knotweed shoots on-site should be treated with an appropriate herbicide.

2.16 Spraying should not take place in high winds or excessively wet weather conditions. Spray droplets should be applied in a manner that will prevent drift onto neighbouring properties.

2.17 Herbicide treatments should be applied to the green leaves of plants using electric knapsacks, handheld sprayers, or weed wipes, or injected into the hollow stem using a stem injection gun. The most appropriate method of treatment will be at the discretion of the Japanese knotweed specialist attending site.

2.18 The instructions for the use of the chemical, including the Materials Safety Data Sheets supplied by the manufacturers of suitable products, will be adhered to. The Control of Pesticides Regulations 1986 (as amended) will also be complied with.

2.19 Specific risk assessments for activities using herbicides, as required by the Control of Substances Hazardous to Health (COSHH) Regulations 1994 need to be undertaken prior to any work being carried out.

2.20 Appropriate Personal Protective Equipment (PPE) should be used following current codes of practice. Where herbicides are sprayed close to site boundaries with neighbouring properties, care will be taken to ensure that chemical droplets are not spread where they could affect members of the public and/or non-target plants.

Ten-Year Insurance Backed Guarantee

2.21 The Japanese knotweed areas are then to be monitored until there has been two years of no re-growth, on completion of the monitoring period a completion certificate and a ten year insurance backed guarantee should be issued.

Figure

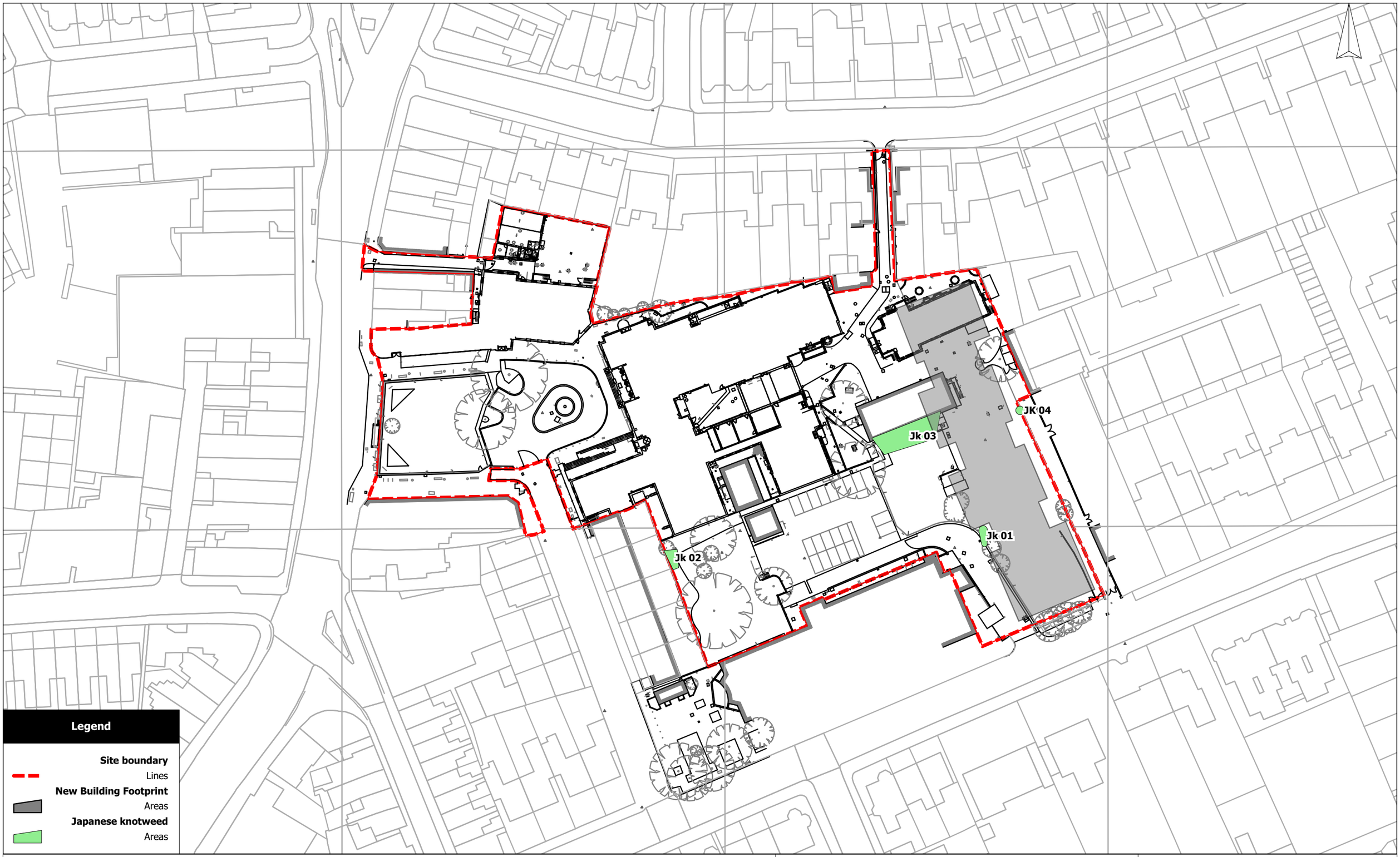

Figure 1: Japanese knotweed at Hornsey Town Hall

phlorum

Scale: NTS
Job no.: 7290
Drawn by: SC
Printed at: 20-Jul-17
www.phlorum.com

Katy Venables

From: Una O'Grady <una@elcotenviro.com>
Sent: 22 January 2025 11:44
To: Mirabell Schmidt; Marcus Ching
Cc: Elliot Bacon; Bethan Street; Sharon Doherty
Subject: RE: HTH - Japanese Knotweed Removal Documentation
Attachments: C2258 - Eradication Summary 22.01.2025.pdf; C2258 V6 ADR2 - 03.12.19.pdf; C2258 10 Year Guarantee Invasive Weeds Assignment.pdf; C2258 V4 31.07.2019 M.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Good Morning Mirabelle,

Firstly, I want to apologise for not replying to your original email, I have searched all my email files and could not find it.

Please see responses below in red, if you are missing any reports etc please let me know and I will email them over.

Hi Mirabell,

The documents you have sent through show that the knotweed was partially excavated by a specialist contractor on 13.06.2019 (C2258 ADR). However, they also show that after the excavation the contractor returned to the site and knotweed was still present, and 'to immature to treat' (28.06.2019). And was found to be present again (03.09.2024) which was treated. Area 3 was too early to treat, Please see attached report from 31.07.2019. JK found on 03.09.2024 was a different area – area 6.

Regardless of the follow up visits (18.12.2019 & 03.09.2024), there is no record of how the knotweed identified on 28.06.19 was managed. Please see report from 31.07.2019

The Waste Transfer Notes for the excavation only show the soil material leaving the site, they do not include the Waste Receipt at an appropriate landfill, or the licenses of the haulier and receiving landfill. Please see attached ADR2 which has the waste receipt attached.

Appropriate guidance for managing knotweed (PCA Code of Practice for Management of Japanese knotweed, 2018) states that it is necessary to observe a minimum of two full growing seasons before it is possible to consider that the site is clear of Japanese knotweed. As JK was found in 2024 we will continue to visit until we have 2 years clear of no JK.

Do you have any documentation stating that the treatment for knotweed is ongoing? We could then state in the sign off that it is our understanding that treatment for Japanese knotweed will continue until 2 years of no regrowth is confirmed and that there is a 10-year guarantee. I have attached the JKMS which shows all visits made and comments and also attached the Guarantee.

Kind Regards,

Una O'Grady
Office & Finance Manager, Elcot Environmental Ltd.

t: 01793 700100
e: una@elcotenviro.com | w: www.elcotenviro.com
a: The Nurseries, Kingsdown Lane, Blunsdon, Swindon, SN25 5DL

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From: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Sent: 21 January 2025 12:54
To: Marcus Ching <marcus@elcotenviro.com>
Cc: Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Sharon Doherty <SDoherty@ardmoregroup.co.uk>; Una O'Grady <una@elcotenviro.com>
Subject: FW: HTH - Japanese Knotweed Removal Documentation

Hi Marcus,

As discussed over the phone, if you could please forward over the documentation confirming the below – that would be much appreciated.

Thank you,

Kind regards,

Mirabell Schmidt
Design Manager

T: 0208 344 0300

www.ardmoregroup.co.uk

Cambridge House

From: Mirabell Schmidt
Sent: 09 January 2025 09:44
To: una@elcotenviro.com
Cc: Bethan Street <BStreet@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Sharon Doherty <SDoherty@ardmoregroup.co.uk>
Subject: HTH - Japanese Knotweed Removal Documentation

Hi Una,

I hope you are well.

We are looking to close out the BREEAM and HQM credits for Hornsey Town Hall and require the relevant evidence in relation to the Japanese Knotweed found on site and how this was treated, as well as the remediation plan. I have sent our Ecologists the information I have, but we've received the attached comments back from them. Please could I ask you to send over the relevant documentation to close out what is still missing – i.e. *'that treatment for Japanese knotweed will continue until 2 years of no regrowth is confirmed and that there is a 10-year guarantee'.*

Thank you,

Kind regards,

Head Office | 6 Wharf Studios | 28 Wharf Road | London | N1 7GR

Monitor & Treatment Record

Site: Hornsey Town Hall, London N8 9JJ, United Kingdom	**Job No:** C2258	Kingsdown Lane Swindon SN25 5DL 01793 700100 enquiries@elcotenviro.com
Operatives: A. Gibbins	**Date:** 31/07/2019	

Area No	Details
1	No live visible Japanese knotweed found
2	No live visible Japanese knotweed found
3	No live visible Japanese knotweed found
4	No live visible Japanese knotweed found
5	No live visible Japanese knotweed found

General Notes:

Asked by client to return to site to treat jk only to find the jk has been removed by client. Area with services running through it. Peter Whiteside informed of breach.

Herbicide Used: No

Type	Rate ml/litre	No of (L) Mix Used	Total Chem.	Wind	Weather
Synero	10ml		0.00	8mph	Dry
Roundup pro-Active	10ml		0.00		
Pro-Guard	2ml		0.00		

Knotweed Removed: No

Small Bags	1 Ton Bags

Other Notes:

Whole Site Checked	Extra Visit Required	Any Breach of Scheduled Controls by 3rd Party
Yes	No	No

SUMMARY OF KNOTWEED MANAGEMENT TO DATE

Site: Hornsey Town Hall, N8 9JJ
Job No: C2258

Date	Details	Max Synero use per year (at 2 l per Ha) Treatment area m² x0.2 = ml	ml Synero	Initials
02.05.2019	Site Survey – 4 JK Areas		n/a	PJW
11-14.06.19	Dig & Dump Areas 1- 4 and NEW AREA 5		n/a	SS/DH
28.06.19	Monitoring – A1,2,4 & 5 No live JK. Live JK area 3 not treated.		n/a	AG
31.07.19	Monitor – no visible live JK found.		N/A	AG
13.08.2019	Monitor – Area 1&2 No live JK visible, Area 3, Live JK visible and hand dug, Areas 4&5 no live JK visible		45ml	AG
03.12.19	Dig & Dump Areas 3 - 4		N/A	SS
18.12.2019	Monitor – no live visible JK in areas 1, 2, 3, 4 or 5		N/A	AG
30.06.2020	Monitor – No live visible JK in areas 1, 2, 3, 4, or 5		N/A	CH
11.08.2020	Monitor – Areas 1-5 no live visible JK		N/A	CH
26.08.2020	Monitor – No Live JK 1-3 & 5. Live JK treated area 4.		2.5ml	DW
25.10.2021	Monitor – JK Areas 1-5 no visible live JK		N/A	JR
21.07.2022	Monitor JK Areas 1-5 no visible live JK. NEW AREA 6 live JK visible but too early to treat		N/A	PF
31.08.2022	Monitor – JK Areas 1-5 no visible live JK. Area 6 live JK visible but too small to treat			PF
11.10.2022	Monitor – Unable to access.			PF
27.10.2022	Monitor – JK Areas 1-6 no visible live JK		N/A	PF
26.07.2023	Monitor – JK Areas 1-6 no visible live JK		N/A	PF
08.08.2024	Monitor – Unable to access, new buildings on site			MT
03.09.2024	Monitor – JK Areas 1-5 no visible live JK. Area 6 live JK treated		SBK 5	SS

Contract includes for:
Initial treatments, construction enablement by dig and removal/processing of Knotweed containing material
Prove up eradication on whole site.
For the purpose of this contract, the definition of eradication and proof of eradication is that both:

- **A.** Four years (growing seasons min 1st treatment by end October for year 1, last visit no sooner than July of year 4) have elapsed since the initial treatment,
- **B.** AND the last two years of visits have been made with no use of herbicide and no return of Knotweed.

In Accordance with the Property Care Association Japanese Knotweed Code of Practice to provide a basis for offering 10-year Insurance Backed Guarantee (IBG) against return of Knotweed.

Special Comments
None.

Conclusion

Proof A has been achieved by 27.10.2022

Proof B is anticipated to be achieved by – 01.07.2026
(Note final visit may be made after completion date)

Contract completion date is anticipated to be – 01.07.2026

This contract includes a 10-year guarantee	
Projected Start Date: 01.07.2024	**Projected End Date: 01.07.2034**

Prepared by: M. Lopes	**Date: 15.02.2024**
Checked by:	**Date:**
Signed:	

Elcot Environmental Limited Invasive Weed Guarantee (ASSIGNMENT)

Client:

Property: Hornsey Town Hall, Haringey Park, Crouch End, London, N8 9JJ

Report No: **C2258**

Report Date: **11.06.19**

Estimated Completion Date: **01.07. 22** **Actual Completion Date: TBC**

PA No1 – 14.06.19

Work carried out and covered by this company guarantee to control the following invasive weeds-
Japanese Knotweed (Fallopia Japonica)

TERMS OF GUARANTEE

1. Elcot Environmental Limited hereinafter referred to as "The Company" hereby **GUARANTEES** that, save as hereinafter provided or as provided in the Company's standard Terms and Conditions of business applicable at the date of the Client's acceptance, in the event of the person entitled to the benefit of this Guarantee notifying the Company in writing within a period of **TEN YEARS** from the date of completion of the work of:

   (i) any continuance or recurrence of the invasive weed indicated above respectively to the work carried out in the areas identified in the report as the "treatment area"

   the Company, upon production of this Guarantee and all original relevant survey reports, quotations, specifications, drawings, plans, completion certificates and receipted invoices, with any amendments thereto issued by the Company (photocopies will not be accepted), will arrange for the land to be inspected at a mutually convenient time upon payment by such person of the Company's then current inspection fee, provided that the continuance or recurrence complained of is of a kind against which the Company carried out control treatment in the area in which such continuance or recurrence has taken place.

2. If upon such inspection it appears to the Company that the treatment carried out by the Company was in any way defective so as to have resulted in re-growth of the invasive weed within the treated areas, the Company will carry out, without further charge, such further treatments as shall to the Company appear to be necessary to control the invasive weed and will reimburse in full the inspection fee paid.

3. This Guarantee does not cover any loss (including consequential loss see 10 below) or damage sustained by the person entitled to the benefit of this Guarantee save as set out in 2 above, whether caused by the Company's negligence or otherwise.

4. This Guarantee shall be of no validity or effect and shall be unenforceable against the Company in any one or more of the following circumstances:

   (a) where the person entitled to the benefit of this Guarantee does not give written notice of the claim under this Guarantee to be received by the Company within three months from the date upon which the existence of such a claim could, with the exercise of reasonable diligence by a continuous occupier of the affected premises, have been discovered;

   (b) where all Works advised or recommended by the Company prior to, at the time of, or subsequent to, treatment carried out by the Company were not fully carried out effectively with good and proper materials and in a workmanlike manner by the Client's contractor.

   (c) where the Client failed to pay the full price, any properly payable additional costs, and any interest due within six months of the date upon which the same fell due;

   (d) where the land and property has not been kept in a good and proper state, so as to detect and prevent tipping or the early detection of growth by invasive weeds.

   (e) where any recommendation given by the Company has not been complied with, whether such recommendation was given in the Company's report/quotation, or by separate leaflets. This may relate to cutting or pruning, the removal of waste, site clearance of the exclusion of plant materials from areas adjacent to the treatment area.

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(f) where, subsequent to the completion of treatment by the Company, there has been any disturbance to the works carried out by the Company. This may include excavations in areas where herbicide treatments have been undertaken, where root barriers have been installed or contaminated waste has been subject to burial on site.

(g) where invasive plants have been re-introduced adjacent to watercourses or areas that have been subject to flooding, or by tipping or the uncontrolled propagation from adjacent land.

5. This Guarantee is to be read subject to, and is limited by, the Company's standard Terms and Conditions of business current at the date of the Client's acceptance of the Company's offer to carry out the treatment which shall be deemed to be incorporated herein. In the event of any ambiguity or uncertainty arising the Terms and Conditions of this guarantee shall apply.

6. In the event of disposal of the property, being the subject of this Guarantee, this Guarantee shall be assignable by the Client above named, to the new owner in which case the provisions hereof set out at 1-5 above shall apply in respect of that new owners as if the name of that new owner were substituted for any reference to the client PROVIDED THAT

Within three months of the change of ownership of the property, the new owner shall have:

(a) given written notice of the change to the Company;

(b) paid the Company's then current transfer fee; and permitted the Company's surveyor to inspect the property (so as to discover any defects as might prejudice the works carried out by the Company) if the Company in its absolute discretion so require.

7. For the purposes of this Guarantee and the Contracts (Rights of Third Parties) Act 1999, the person entitled to the benefit of the rights conferred by this Guarantee shall be the owner from time to time of the Property ("the Relevant Third Party") **provided always that** the Relevant Third Party acknowledges and agrees that its rights under this Guarantee shall be subject to the terms and conditions set out in this Guarantee.

8. The Company shall be entitled in any action or proceedings by any Relevant Third Party to rely on any term in the Guarantee and to raise any equivalent rights in defence of liability as it would have against the Client or any previous Relevant Third Party. Furthermore, the Relevant Third Party agrees that it will be bound by any previous acts, omissions or default of the Client or any previous Relevant Third Party.

9. For the avoidance of doubt, the Client and each subsequent Relevant Third Party acknowledges and agrees that when it is no longer the owner for the time being of the Property, it shall no longer be entitled to the benefit of the rights conferred by this Guarantee and that furthermore, neither the Client, nor any Relevant Third Party shall be entitled to assign or transfer its rights and / or obligations under this Guarantee.

10. All consequential losses are excluded from this Guarantee, and for the purposes of this Guarantee consequential loss means any indirect, special or consequential damages or losses suffered or incurred by the Guarantee holder and for the purposes of this guarantee indirect, special or consequential damages or losses shall include, but not be limited to damages to or losses of data, furniture or equipment, economic loss or damage, damage to or loss of profits, interest, business revenue, anticipated savings, business or goodwill, any losses costs or expenses which are not directly incurred by the Guarantee holder wholly in respect of or which are additional to the remedial work for which indemnity is provided by this guarantee, the costs and expenses of any redecoration, repainting or retiling work, the costs and expenses of removing and/or replacing any cupboards, carpets or other furniture, or any other fixtures or fittings and the incurring of liability for losses or damages of any nature whatsoever suffered by third parties (including in each case incidental and/or punitive damages), even if the Company is advised in advance of the possibility of any such losses and/or damages;

11. In the event of you wishing to make a claim under this guarantee, a fee (at the rate prevailing at the time of the claim) is payable and the following **ORIGINAL** documents must be produced by you:

(a) Report(s) estimate and any drawings or plans relating to it
(b) Receipted invoice or proof of payment
(c) Certificate or letter of completion
(d) This guarantee

If the claim is justified, your payment will be returned in full. If your claim cannot be processed due to incomplete documentation or you decide not to pursue your claim, then an administration fee (at the rate prevailing at the time of the claim) will be deducted and the balance will be refunded.

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12. In the event of a dispute arising under this guarantee as to the amount to be paid or the work to be performed the dispute may by agreement between the parties be referred for determination by an expert chosen by mutual agreement between the parties. If the parties are unable to agree on an expert within 7 days after the request by one party to another or if the expert agreed upon is unable or unwilling to act either party may apply to the General Manager of the Property Care Association for the appointment of a suitably qualified and experienced expert for the dispute in question.

Signature: ……
Peter J Whiteside
Director

(For and on behalf of the Company)

ELCOT ENVIRONMENTAL LIMITED
Kingsdown Lane, Blunsdon,
Swindon Wiltshire SN25 5DL

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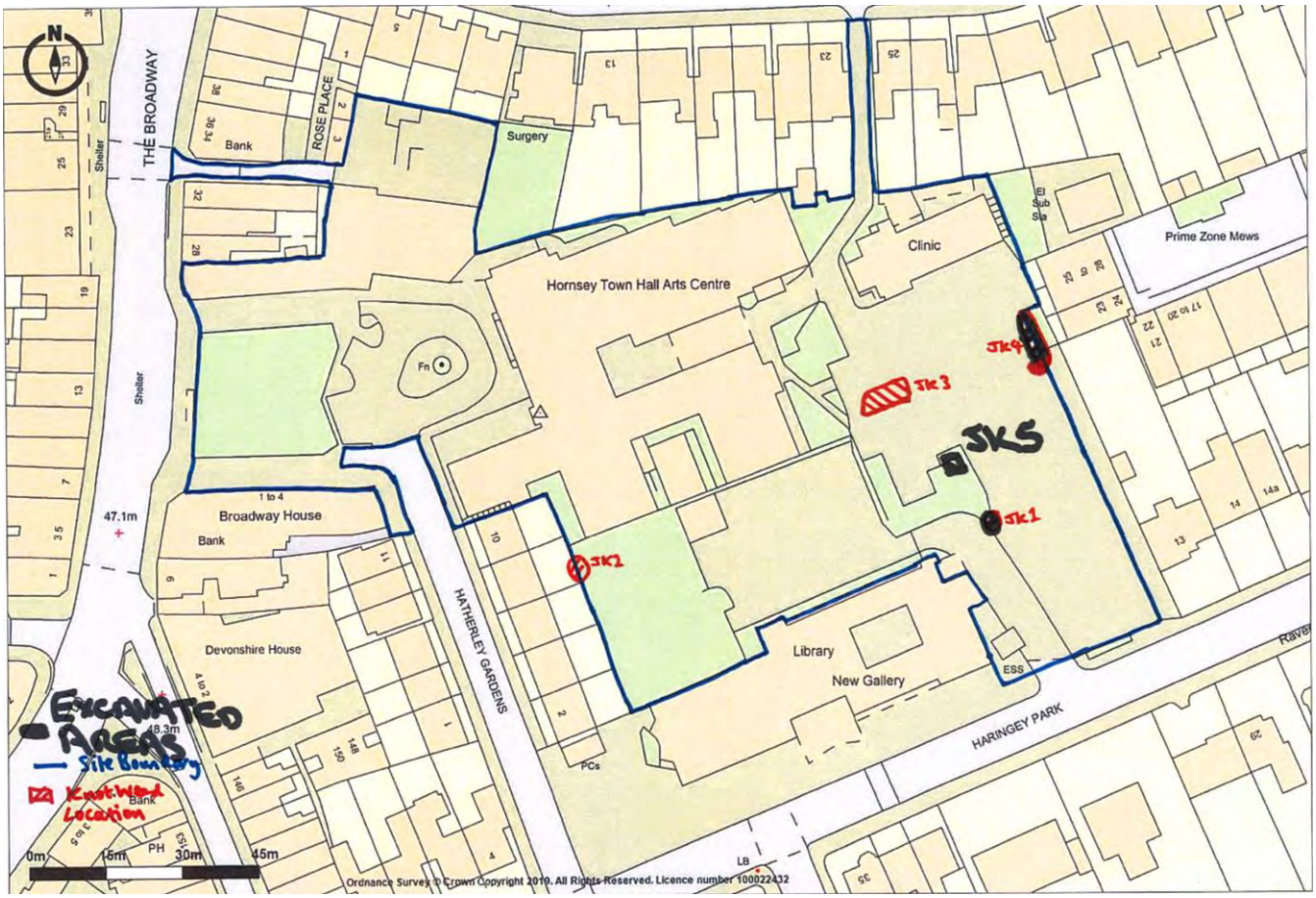
THE BROADWAY
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Clinic
Prime Zone Mews
Broadway House
Bank
Devonshire House
HATHERLEY GARDENS
Library
New Gallery
HARINGEY PARK
JK1
JK2
JK3
JK4
JK5
EXCAVATED AREAS
Site Boundary
Knotwood Location
0m
15m
30m
45m
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LE05: Landscape and Habitat Management Plan

Hornsey Town Hall, The Broadway

April 2025

www.phlorum.com

LE05: Landscape and Habitat Management Plan

Hornsey Town Hall, The Broadway

09/04/2025

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

Document Control:

Project no.	Project
10408	Hornsey Town Hall, The Broadway

Version:	Written by:	Checked by:	Authorised by:	Date:
V1	Robert Anthony	Amber Howie	Richard Schofield	9 April 2025

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Phlorum Limited

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Appendix A – Landscape plan

1. Aim and Value

1.1 This habitat management plan has been produced in conjunction with the Land Use and Ecology sections of the BREEAM assessment for the scheme.

1.2 Up to two credits can be gained for LE05 long term ecological management and maintenance. However, in order to be assessed for these two credits there is a prerequisite that the negative impacts from the site preparation and construction works have been managed in accordance with the BREEAM mitigation hierarchy (first avoidance, then protection, then limit impact, and finally compensate for ecological impact), and that at least one credit has been achieved for LE04.

1.3 A summary of the aim, value and context of LE05 has been provided below from BREEAM England New Construction 2018 3.0 technical manual.

Aim

1.4 The aim of LE05 is to secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term.

1.5 The management plan has been drafted in accordance with BS 42020:2013 Biodiversity – Code practice for planning and development, particularly section 11.1, and will cover at least five years after completion of the project.

Value

1.6 A summary of the values is provided below:

- Give assurance that benefits and outcomes will be achieved using planned, sound management and monitoring practices;
- Assist landowners with management and improvement of site ecology by developing a landscape and habitat management plan;
- Improve corporate and local image;
- Demonstrate compliance with statutory requirements; and
- Encourage open and transparent management and maintenance arrangements that improve social cohesion and positive environmental stewardship.

2. Project Outline

2.1 In accordance with the **LE05 - Long term ecological management and maintenance** section of the BREEAM New Construction (2018) Assessment, a 'Landscape and Ecology Management Plan' covering the first five years after completion of the project is a mandatory requirement in order to qualify for the two credits available for this part of the assessment.

2.2 This document has been devised to be used for the development of land located at Hornsey Town Hall, The Broadway and copies of this Management Plan must be given to the building occupants following completion of the construction phase.

2.3 In accordance with the information contained within the BREEAM Assessment report, the management plan covers the following:

- Management of new or enhanced habitats; and
- Protection of and enhancement for Biodiversity Action Plan species (now referred to as Species of Principal Importance for Conservation).

2.4 This Management Plan document describes prescriptions that can be undertaken annually and followed in the long-term beyond the five-year period stated in the BREEAM assessment.

2.5 This Management Plan is being created at the post-construction phase. It aims to address any residual impacts from the construction process.

Design and General Management Objectives

2.6 The main design objectives and management objectives in relation to this 5-year management plan are listed below:

- Create opportunities for tree planting with species chosen to provide structure and an identifiable character to the landscape as well as contributing to the ecological value of the site; and
- Establish the long-term design objectives of the landscape area and define management objectives and ensure the successful establishment and long-term health of the plant stock through watering and pruning if and when required.

2.7 The main habitats that were created at the site are: amenity grass lawn; ornamental shrubs; and trees.

Actions Prior to Handover

2.8 Actions and responsibilities of relevant individuals prior to handover.

2.9 The Principal Contractor at the end of the construction phase of the project will handover and transfer the responsibility of this Habitat Management Plan over to Ardmore Group Limited.

Roles and Responsibilities

2.10 Clearly defined and allocated roles and responsibilities for delivering the plan.

2.11 During the construction phase the Principal Contractor appointed and managed the Landscape Contractor who was responsible for carrying out the habitat management plan and undertaking the necessary habitat creation works outlined in this plan.

2.12 Post-handover the maintenance, monitoring and management of the habitats outlined within this plan will be the responsibility of Ardmore Group Limited.

Ecological Value and Condition

2.13 The ecological value and condition of the site at handover and how this is expected to develop and change over time.

2.14 The previous ecological value of the site is set out in the Preliminary Ecological Appraisal report produced by Phlorum and dated July 2017. In summary the ecological value of the site was low, where the main habitats at the site were listed as hardstanding, and buildings, with patches of grassland, and scattered trees.

2.15 The scheme included new habitats including trees, amenity grass, and ornamental shrubs. As a consequence of the creation of these habitats is that the value of the site will be enhanced, especially during the operational phase of the scheme.

Remedial Triggers

2.16 Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts.

2.17 The ornamental shrubs, amenity grass and trees must be maintained during the tenure of the site by the occupier, as a result the condition of these features are unlikely to diminish over time;

2.18 The following is potential list of triggers that could negatively impact on the grassland habitat:

- Extreme wet, cold or hot weather;

- Climate change;
- Prolonged periods of flooding and wet weather;
- Pollution events, such as emergency pollution incidents from nearby road and motorway network;
- Changes to the drainage management of local and regional ditches and watercourses;
- The accidental introduction or colonisation of invasive species; and
- Over-predation of seed and plant material from other species, such as Canadian geese.

2.19 The Occupier of the site should engage with local landowners, in regard to local land use and management, to ensure remedial measures can be put in place to deal with any significant offsite land use changes.

2.20 The Occupier will inform their member of staff responsible for health, safety and environment on the wildlife grassland habitats. In the event of a pollution incident this member of staff must liaise with the appropriate stakeholders and authorities to agree a course of remedial measures.

2.21 The ornamental shrubs, trees, and amenity grass must be monitored on a regular basis and any issues will be reported to the Ecologist and/or the Landscape Contractor.

Opportunities

2.22 Identification of opportunities for ongoing alignment with activities beyond the development project, which support the aims of BREEAMs Strategic Ecology Framework.

3. Habitat Management Plan

Amenity Grass Lawn

3.1 The paragraphs below include prescriptions for amenity grassland included in the design proposals within the footprint of the works.

Aims

- To have established areas of lawn;
- To have increased biodiversity within the site;
- To have created feeding opportunities for wildlife;
- Grass is being maintained as a healthy vigorous sward free from disease, discolouration, scorch, wilt, moss, excessive thatch, weeds, frost heave, and
- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods.

Actions

- Mow at regular intervals to maintain a height of 5cm to develop dense, hard-wearing sward. Do not mow in periods of prolonged dry weather. All cuttings are to be removed from site.

Monitoring and Maintenance

- Fallen leaves are not to accumulate and shall be collected and removed from site;
- All boundaries of grass areas are kept tidy and management shall extend right up to any building line, wall, fence, service marker, manhole cover, signpost or other obstruction;
- Establishment shall be regarded as, at the end of each growing season, a healthy, well rooted, even-coloured, viable lawn has been established, free of weeds, open joints, bare areas, and surface irregularities; and
- All bare areas of grass, areas of dead grass or grass areas which in the opinion of the Landscape Architect are failing to make satisfactory growth shall be replaced by the Contractor. These areas are to be replaced with species composition appropriate to location.

Ornamental Shrubs

3.2 The paragraphs below include prescriptions for new tree planting included in the design proposals within the footprint of the works.

Aims

- To have established areas of new planting;
- To have promoted new healthy growth;
- To have increased biodiversity within the site; and
- To have created feeding and sheltering opportunities for wildlife.

Actions

- Planting shrubs will be at a planting pit depth is 50mm greater than the root ball and all soil on sides and bottom of the pit are loose;
- Maintain healthy, vigorous shrub planting;

Monitoring and Maintenance

- Lightly clip over plants where required. Cut back flowering shoots after flowering;
- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four week period);
- Remove suckers, dead, discoloured, weak or damaged stems, cut back any stems obstructing paths etc. Prune to reduce size if suppressing adjoining species;
- Species specific pruning at appropriate time of year to promote healthy growth and species specific shape and form. Ensure nursery's recommendations are followed for each particular species. Remove dead flowers to encourage repeat blooming;
- Apply a slow release fertiliser in spring;
- Fallen leaves and clippings are not to accumulate and shall be collected and removed from site;
- Weed planting beds by the most appropriate means either by hand, mechanical and chemical use;
- Bark mulch to be maintained to a depth of 75mm thickness at all times, and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up; and

- Replace any failures of plants within the establishment period with immediate effect with the same species and size.

Existing Trees

3.3 All trees within the site are to be retained where possible.

Aims

- Maintaining the healthy growth of the trees;
- promoting new growth; and
- maintaining feeding and sheltering opportunities for birds and feeding and commuting opportunities for bats. Retention of these features will also enable a corridor of movement to be maintained for wildlife to the wider surrounds.

Action

- Annually prune /inspection of the trees.

Monitoring and Maintenance

- Annually prune trees between September and February inclusive.
- It is preferable to maintain a dense canopy. Pruning outer branches regularly will promote this.
- Pruning trees between September and February inclusive is outside the breeding bird season, which is taken to run between March and August, and will therefore avoid disturbance to nesting birds and their young.
- It is important to note however that birds can nest outside this period if weather conditions are suitable, and due care should be taken when undertaking tree works at any time of the year. If breeding birds, or their nests are suspected, or discovered. Then the pruning of trees in the vicinity of the nest must be postponed until young birds have fledged and the nest is no longer in use.

Planted Trees

3.4 The paragraphs below include prescriptions for new tree planting included in the design proposals within the footprint of the works.

Aims

- To establish areas of new planting;
- To promote new healthy growth;

- Increased biodiversity within the site; and
- Created feeding and sheltering opportunities for wildlife.

Actions

- Plant all trees in suitable holes in the ground, being aware of the trunk flare.
- Placed the tree at the appropriate height and straighten the tree in the hole;
- Filled the hole gently, but firmly with soil;
- Staked the tree if necessary; and
- Mulched the base of the tree.

Monitoring and Maintenance

- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four-week period);
- Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm;
- Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary;
- At all times prevent rubbing of ties and adjust to accommodate growth and prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing. Damage to bark to be cut back neatly with a sharp knife; to prevent further damage;
- Inspect trees regularly for stem wounds, pests and diseases and treat early;
- Prune dead, dying, crossing, rubbing and damaged branches and encourage new leader as necessary;
- Check aeration pipes regularly and clear debris as necessary;
- Replace any failures of plants within the establishment period with immediate effect with the same species and size.

- Any tree works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work - Recommendations'. Where possible, and where health and safety constraints permit, and where prior approval of the Project Manager and Ecologist; arisings may be formed into habitat piles within the POS spaces, and standing dead wood maybe left within the woodland to provide additional dead wood habitats to maximise invertebrate biodiversity.
- Once established, trees should then be pruned annually between September and February inclusive;
- It is preferable to maintain a dense canopy. Pruning outer branches regularly will promote this;
- Pruning trees between September and February inclusive is outside the breeding bird season, which is taken to run between March and August, and will therefore avoid disturbance to nesting birds and their young; and
- It is important to note however that birds can nest outside this period if weather conditions are suitable, and due care should be taken when undertaking tree works at any time of the year. If breeding birds or their nests are suspected or discovered. Then the pruning of trees in the vicinity of the nest must be postponed until young birds have fledged and the nest is no longer in use.

Bird Boxes

Aims

- Provided nesting provision for a range of widespread species including Species of Principal Importance for Conservation (BAP species).

Actions

- Install bird boxes immediately following the construction phase of the development;
- One Schwegler Nest Box 1B, Schwegler Bird House, Schwegler Sparrow Terrace 1SP was installed on either the building, on the trees, on (temporary) poles, or attached the boundary fence. The proposed locations are shown on the figure within the Appendix A.
- Bird Boxes should be located out of prevailing wind, rain, and strong sunlight, ideally with a clear flight path to the entrance. Ideally, they should be installed two to four metres from the ground facing north or north-east.

Monitoring and Maintenance

- Once installed the boxes will be inspected annually outside the nesting bird season: between September and February for evidence of nesting birds (evidence may include presence of an old nest and eggs, feathers and/or bird droppings);
- Old birds nests should be left in boxes to break down naturally as they provide habitat for a range of invertebrates and
- Where external boxes have not been used, the possibility of re-siting them to more suitable areas should be explored, and advice should be sought from a suitably qualified ecologist.

Bat Boxes

Aims

- To provide roosting provision for a range of widespread species including Species of Principal Importance for Conservation (BAP species).

Actions

- Bat roosting opportunities have been provided through the incorporation of a bat box that will be installed on one of the retained trees by the road. This could potentially provide roosting habitat, if bats are using adjacent woodland habitat and the choice of location is not directly impacted by light and the bats are not disturbed by road noise.
- The bat box (one 2F Schwegler Bat Box (General Purpose) with or without Double Front Panel, Chavenage Bat Box) should be installed at an appropriate location, ideally south-east, south, or south-west facing aspects at least 3m from ground level. Ideally, they need to be exposed to 6-8 hours of direct sunlight, but sheltered from strong winds.

Monitoring and Maintenance

- Bat boxes should only be inspected by a licenced bat person.

4. Landscape Plan

4.1 The landscape plan incorporating habitat features for the site is provided in Appendix A.

4.2 The management of the plan will be reviewed annually by the Principal Contractor and/or Occupier; however, it is intended the plan will achieve its objectives in the first five years. The review is to ensure the objectives are being met. The Occupier will appoint an Ecologist and/or Landscape Management Contractor to assess changes in site conditions and identify where changes to management prescriptions may need to be made.

4.3 If there is significant habitat loss, then the Ecologist will liaise with the Landscape Architect and Landscape Contractor to amend the Landscape and Habitat Management Plan as necessary.

Appendix A

Landscape Plan

Figure 1 - Landscape plan showing ecological enhancements

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Job No: 10408
Author: R.Anthony
Date: 02/04/2025
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Registered in England & Wales. Reg No. 4967256

Outlook

Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

From Robert Anthony <Robert.Anthony@phlorum.com>
Date Wed 2025-03-05 14:56
To Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>
Cc Dritan Quarri <DQuarri@ardmoregroup.co.uk>

Hi Katy,

Apologies for the late reply, I was on-site most of the beginning of the week. Reptiles were the only species surveys recommended, and we did not observe any during the additional surveys. Therefore the line mentioned was not relevant as we don't report no observations. I hope that helps.

Best wishes,

Robert Anthony
Environmental Consultant
robert.anthony@phlorum.com
Tel: 01273 307167
Web: www.phlorum.com

Head & Registered Office (Reg No. 4967256):
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Unit 12, Hunns Mere Way,
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Ecology: dormice, reptiles, bats, birds, amphibians, badgers, habitats • Contamination: Japanese knotweed • Air Quality: odour, dust • Noise & Vibration • Environmental Auditing & Management • Sustainability: BREEAM, SAP, lifecycle

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From: Katy Venables <katy.venables@whitecode.co.uk>
Sent: Monday, March 3, 2025 12:21 PM
To: Bethan Street <BStreet@ardmoregroup.co.uk>; Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>
Cc: Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Bethan

The 2023 HQM report confirmed compliance with the design stage HQM criteria. I need confirmation that the recommendations etc have been complied with but I can probably use the BREEAM report for this.

@Robert Anthony, please can you confirm in your report that the following has been met as this is different from BREEAM criteria - *Information collected as part of the ecology survey and any new ecology on site arising from enhancement is added to the local biodiversity records centre database by the suitably qualified ecologist .*

Kind regards
Katy

WHITECODE CONSULTING

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Sustainability Consultant
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From: Bethan Street <BStreet@ardmoregroup.co.uk>
Sent: Monday, March 3, 2025 11:22
To: Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Katy Venables <katy.venables@whitecode.co.uk>
Cc: Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

@Katy Venables can you please confirm if this is now closed, or if you require anything further from Phloum.

Bethan

Bethan Street
Head of Design

T: 0208 344 0300 M: 07799 063 542

Ardmore

www.ardmoregroup.co.uk

Head Office

From: Robert Anthony <Robert.Anthony@phlorum.com>
Sent: 24 February 2025 17:04
To: Bethan Street <BStreet@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

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Hi Bethan,

With the lighting plan adjustments in place and the reasoning clarified for commuting routes exceeding 1 lux (due to security), we are now able to proceed with the BREEAM sign-off.

I believe we submitted the HQM in 2023, but please let us know if you need us to resend it.

Best wishes,

Robert Anthony

Environmental Consultant
robert.anthony@phlorum.com
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Web: www.phlorum.com

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Hi

Ecology: dormice, reptiles, bats, birds, amphibians, badgers, habitats • Contamination: Japanese knotweed • Air Quality: odour, dust • Noise & Vibration • Environmental Auditing & Management • Sustainability: BREEAM, SAP, lifecycle

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From: Bethan Street <BStreet@ardmoregroup.co.uk>
Sent: Monday, February 24, 2025 4:34 PM
To: Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Robert,

With the below confirmation, can you please confirm when you can conclude the ecology report and statement required for BREEAM and HQM?

Regards,
Bethan

Bethan Street
Head of Design

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Ardmore

www.ardmoregroup.co.uk

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From: Robert Anthony <Robert.Anthony@phlorum.com>
Sent: 20 February 2025 17:09
To: Jamie Mitchell <jamie.mitchell@whitecode.co.uk>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

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Hi Jamie,

We have reviewed the plans and find them acceptable. Provided that the tree with bat roosting features remains unaffected by lighting, we are happy to proceed.

Best wishes,

Robert Anthony
Environmental Consultant
robert.anthony@phlorum.com
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Web: www.phlorum.com

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From: Jamie Mitchell <jamie.mitchell@whitecode.co.uk>
Sent: Thursday, February 20, 2025 12:57 PM
To: Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Robert,

The pink cloud is just the revision cloud to highlight what has been updated on the drawing. The red isoline is demonstrating 1 lux from the adjacent luminaire so 1 lux is around the luminaire but no part of the tray is in it. For example to isolines to the right of the tree demonstrates that 10 lux is immediately adjacent to the fitting, then 5 , then 3 then 1. We have only been asked to demonstrate below 1 lux at the tree position which this does.

Kind regards,

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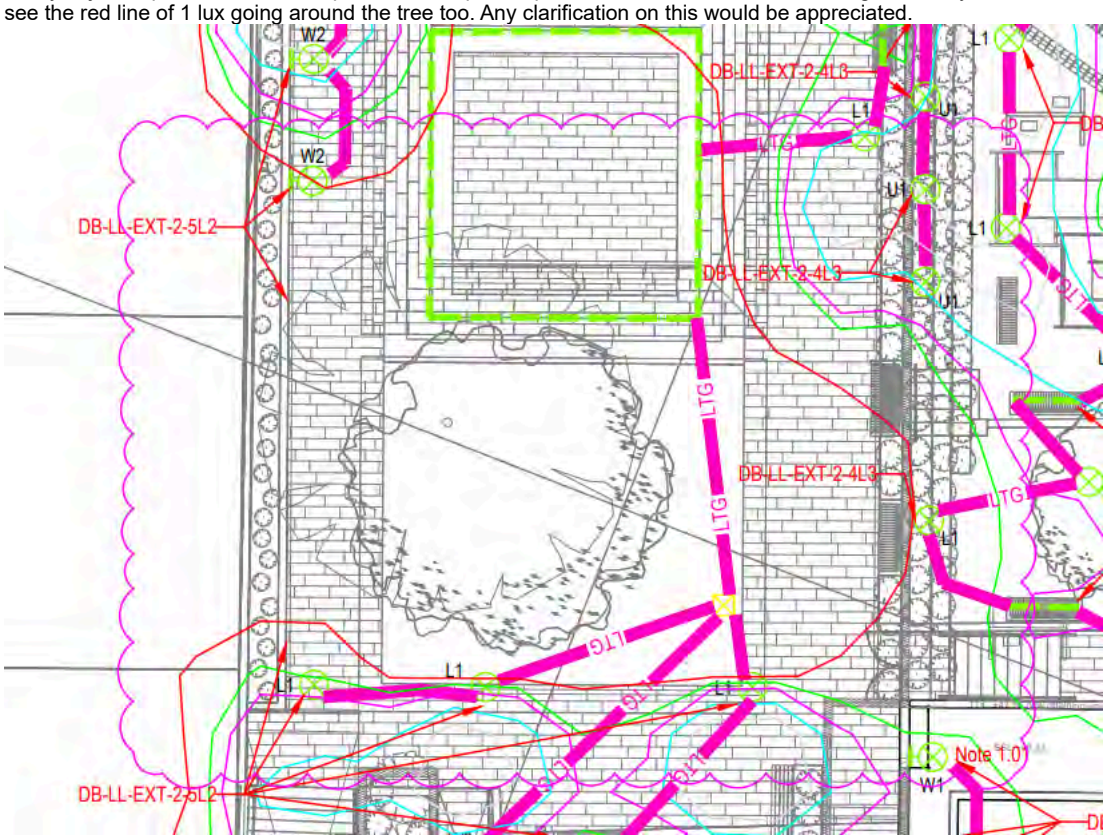
From: Robert Anthony <Robert.Anthony@phlorum.com>
Sent: 20 February 2025 12:50
To: Jamie Mitchell <jamie.mitchell@whitecode.co.uk>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Jamie,

Can you just explain what the slim pink cloud-esque shape around the tree area is? Looking at the key, this indicates a lux level of 5. But I also see the red line of 1 lux going around the tree too. Any clarification on this would be appreciated.



Best wishes,

Robert Anthony
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From: Jamie Mitchell <jamie.mitchell@whitecode.co.uk>
Sent: Thursday, February 20, 2025 12:43 PM
To: Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Robert,

Please see attached, does this work?

@Bethan Street, there is a quite a lot of change from the original drawings but the only way we could get this to work, please let me know if there are any comments.

Kind regards,

WHITECODE CONSULTING

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From: Jamie Mitchell
Sent: 17 February 2025 23:20
To: Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Robert,

We will have another look at this and send back when done.

Kind regards,

From: Robert Anthony <Robert.Anthony@phlorum.com>
Sent: 17 February 2025 11:44
To: Paul Carter <paul.carter@phlorum.com>; Jamie Mitchell <jamie.mitchell@whitecode.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Jamie,

The plans still show that light around trees is more than 1 lux. To sign off the BREEAM, we would need light to be below 1 lux on trees/vegetation.

Best wishes,

Robert Anthony
Environmental Consultant
robert.anthony@phlorum.com
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From: Paul Carter <paul.carter@phlorum.com>
Sent: Monday, February 17, 2025 9:37 AM
To: Jamie Mitchell <jamie.mitchell@whitecode.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Robert Anthony <Robert.Anthony@phlorum.com>

Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi
I have cc'd @Robert Anthony who is managing this our end.
He will respond with any comments

Paul Carter
Principal Environmental Consultant
paul.carter@phlorum.com
Tel: 01273 307167
Mobile 07768690894
Web: www.phlorum.com

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Ecology: dormice, reptiles, bats, birds, amphibians, badgers, habitats • Contamination: Japanese knotweed • Air Quality: odour, dust • Noise & Vibration • Environmental Auditing & Management • Sustainability: BREEAM, SAP, lifecycle carbon • EIA • Flood Risk

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From: Jamie Mitchell <jamie.mitchell@whitecode.co.uk>
Sent: 17 February 2025 09:33
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Rachel,

We have updated the design, please see revised layout attached.

Is this enough information to close out your query?

Please let me know if there is any further information you require from us.

Kind regards,

WHITECODE CONSULTING

Jamie Mitchell *IEng MCIBSE, BEng (Hons)*
Associate Director
01322476740
07740405986
jamie.mitchell@whitecode.co.uk

T: +44 1322 289 977
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CIBSE YOUNG ENGINEERS AWARDS 2023 Employer of the Year

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 22 January 2025 16:32
To: Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Jamie Mitchell <jamie.mitchell@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Ellen,

If you could let me know once you have received confirmation.

The PEA recommends a scheme that is sympathetic to bats. We cannot sign off as the current scheme as sympathetic towards bats as this would require a light spill of less than 1 lux onto the trees.

We would need a robust justification as to why this lighting is required in order to sign off this point.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in Manchester and Cardiff • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Ellen Huelin <ellen.huelin@whitecode.co.uk>
Sent: 22 January 2025 15:57
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Jamie Mitchell <jamie.mitchell@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi all

The justification for the spotlights on the trees, will need to come from client side. We would have followed the required design.

Many thanks

Ellen

WHITECODE CONSULTING

Ellen Huelin
Sustainability Director
01322476688
07967419203
ellen.huelin@whitecode.co.uk

T: +44 1322 289 977
W: www.whitecode.co.uk
CIBSE YOUNG ENGINEERS AWARDS 2023 Employer of the Year

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 22 January 2025 15:47
To: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Mirabell,

Thank you for sending this over.

All we are awaiting now is justification as to why the spotlighting on the trees is required.

If they bat and bird boxes have been put up then photos of these would be great to include as well.

Once we have this, we will be able to finalise the sign-off and get this sent out to you.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in Manchester and Cardiff • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Sent: 22 January 2025 12:25
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Rachel,

Thank you for following this up. I received an email back from Elcot today – please see attached. Please confirm this closes out all knotweed related items.

I am still awaiting a response from Whitecode regarding the lighting.

Thank you,

Kind regards,

Mirabell Schmidt
Design Manager

T: 0208 344 0300

Ardmore

www.ardmoregroup.co.uk

Cambridge House

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 21 January 2025 12:19
To: Elliot Bacon <EBacon@ardmoregroup.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

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Hi All,

I hope you are well.

Could you provide an update on the below in order to finalise the BREEAM sign off.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in Manchester and Cardiff • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Rachel Wilkinson | Phlorum
Sent: 13 January 2025 11:58
To: 'Elliot Bacon' <EBacon@ardmoregroup.co.uk>; 'Mirabell Schmidt' <MSchmidt@ardmoregroup.co.uk>; 'Ellen Huelin' <ellen.huelin@whitecode.co.uk>
Cc: 'Katy Venables' <katy.venables@whitecode.co.uk>; 'Bethan Street' <BStreet@ardmoregroup.co.uk>; 'Dritan Quarri' <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi all,

Happy new year, I hope you are well!

I wanted to follow up on the below as we are still awaiting the below in order to complete the BREEAM sign off.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in Manchester and Cardiff • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Rachel Wilkinson | Phlorum
Sent: 16 December 2024 12:43
To: Elliot Bacon <EBacon@ardmoregroup.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi All,

I hope you had a nice weekend.

In order to sign of the HQM we are still awaiting the below:

Confirmation that knotweed treatment is ongoing until there is 2yrs of no re-growth.
Justification as to why up spill lighting into tree canopies was required, without a strong justification as to why this lighting is necessary, we will not be able to sign off on it.

Once we have these, we will be able to finalise the sign off and get this sent out to you.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in Manchester and Cardiff • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Elliot Bacon <EBacon@ardmoregroup.co.uk>
Sent: 13 December 2024 11:13
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Rachel

I will have a look into it, but you will find it was part of the contract ER's for works to be undertaken by Ardmore

Elliot Bacon
Senior Design Manager

T: 0208 344 0300 EXT: 07918360442 M: 07918 360 442

Ardmore

www.ardmoregroup.co.uk

Cambridge House | 10-12 White Horse Street | Mayfair | London | W1J 7LG

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 13 December 2024 11:07
To: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

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Hi Mirabell,

Could you perhaps tell us why the lighting is required?

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in Manchester and Cardiff • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Sent: 12 December 2024 10:59
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Rachel,

Please can you advise what you recommend/ need us to do to help with your justification?

Thank you,

Kind regards,

Mirabell Schmidt
Design Manager

T: 0208 344 0300

Ardmore

www.ardmoregroup.co.uk

Cambridge House

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 12 December 2024 10:47
To: Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

This email has been sent from outside the Ardmoregroup address - please be cautious of any links or requests for private information. If in doubt, press the "Report Message" button and select "Phishing" for IT to review.

Hi Ellen,

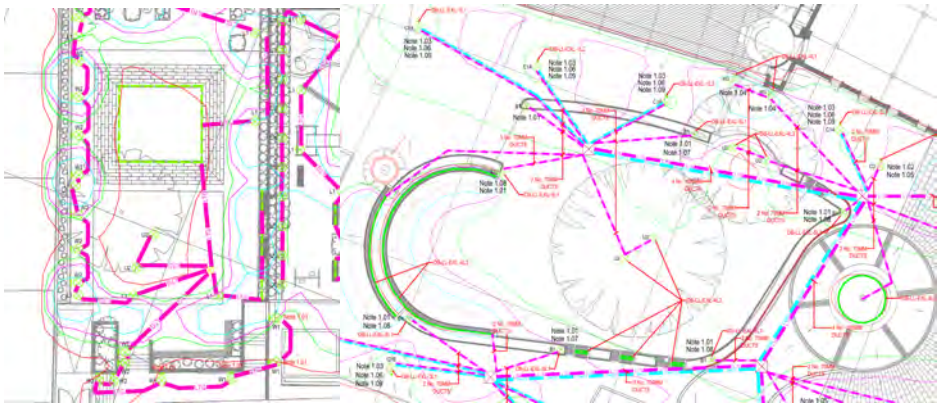
Unfortunately, we would be unable to sign off lighting that impacts on the tree canopies.

The ground recessed lighting that points directly into the tree canopy could not be considered sympathetic to bats even with reduced lux levels.

The only way we could sign off on this lighting is with a strong justification as to why it was required.

The lux levels on the lighting surrounding the area could be reduced so that no light spill impacts the canopy.

I have included screenshots below of the two areas we are particularly concerned about.



Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in Manchester and Cardiff • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Ellen Huelin <ellen.huelin@whitecode.co.uk>
Sent: 11 December 2024 17:08
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri

<DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Rachel

I understand there was an external lighting report in consideration of bat ecology (please see attached). At this stage, if lights which do not meet the lux standards required, I think it would be advisable to complete onsite lux testing and perhaps there could be some adjustments made so they have less of an impact on the tree canopy. Is this something you would agree to sign off?

Many thanks

Ellen

Whitecode will be closing from the 20th December and reopening on 6th January. Wishing everyone a very Merry Christmas.

WHITECODE CONSULTING

Ellen Huelin
Sustainability Director
01322476688
07967419203
ellen.huelin@whitecode.co.uk

T: +44 1322 289 977
W: www.whitecode.co.uk
CIBSE YOUNG ENGINEERS AWARDS 2023 Employer of the Year

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 11 December 2024 14:07
To: Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Ellen,

Thank you for sending this through.

Unfortunately reviewing this lighting plan it is not considered sympathetic towards bats therefore we will be unable to say that this recommendation has been met.

We would need to provide a reason why this recommendation has been met such as security. There will need to be a strong justification as to why ground recessed lighting has been used with light spill into a tree canopy.

Please let me know if you have any further questions.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in Manchester and Cardiff • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Ellen Huelin <ellen.huelin@whitecode.co.uk>
Sent: 11 December 2024 13:06
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker

Hi Rachel

Please find attached the lux levels, these are relatively high I believe, and perhaps lower lux levels have been installed as a result of the requirements of the ecology report?

Many thanks

Ellen

Whitecode will be closing from the 20th December and reopening on 6th January. Wishing everyone a very Merry Christmas.

WHITECODE CONSULTING

Ellen Huelin
Sustainability Director
01322476688
07967419203
ellen.huelin@whitecode.co.uk

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W: www.whitecode.co.uk
CIBSE YOUNG ENGINEERS AWARDS 2023 Employer of the Year

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 11 December 2024 11:58
To: Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker

Hi Ellen,

Thank you for sending this through.

Regarding the tree with the roost I have circled this in red below. This is the area we need to know the lux levels for.

Please let me know if you have any further questions.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • Phlorum Limited, Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in Manchester and Cardiff • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Ellen Huelin <ellen.huelin@whitecode.co.uk>
Sent: 11 December 2024 11:38
To: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker

Hi Mirabell

No problem, thanks for the mark up.

Any items marked as Post Construction only will still need to be provided to contribute to the overall score. Understand that these are underway and will be issued soon? Please send through to me and I will review and update as necessary, list of items is below:

- Completed Home User Guide confirming all items noted (EV chargers, rainfall management, security measures, temp controls, ventilation, energy efficiency, LZC technologies, flexible design options, aftercare
- SBD certificate
- VOC datasheets
- Acoustic reports containing ambient noise levels (reports sent only cover airbourne/impact testing)
- Dissemination of the sustainable procurement plan and inclusion in construction contract
- Purchase order for drying lines, internal recycling bins
- Datasheets for sanitaryware
- Post Occupancy Evaluation

Information to send to close out ones stated 'should be closed' please forward ASAP and I will update the tracker

- FSC certificates for construction timber
- Written confirmation for durability – section 21
- Proof of the digital connectivity

Letters included:

- Drainage – however you must also provide details of the agreements for long term maintenance – who is responsible and what will they be doing to complete this?
- Aftercare – please add the warranty provider and I will check they meet the requirement

Other comments

- Ecology – awaiting Phlorum confirmation, Rachel please find the external lighting layoutS attached, could you highlight which areas you are concerned with and I will get our MEP team to pull out the lux levels, as there are many different reports for different areas
- HEPR calculations to be completed – I will get one of the team to action this now

If you can get the letters onto headed paper sign and return and issue the 'should be closed' evidence I will update the tracker and get it back to you ASAP. There are couple of pieces of evidence for me to review and I will update the score for these whilst you are signing the letters.

Many thanks

Ellen

Whitecode will be closing from the 20th December and reopening on 6th January. Wishing everyone a very Merry Christmas.

WHITECODE CONSULTING

Ellen Huelin
Sustainability Director
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07967419203
ellen.huelin@whitecode.co.uk

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CIBSE YOUNG ENGINEERS AWARDS 2023 Employer of the Year

From: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Sent: 11 December 2024 10:49
To: Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Subject: HTH - HQM Comments on latest tracker

Hi Ellen,

Please see attached our comments on the latest tracker received from Katy for HQM. If you could please review your understanding and send over the templates missing, that would be appreciated. Please also confirm the acoustics are closed out, as sent out in a separate email.

After the above is confirmed, along with the expected ecology reports from Rachel – this should help bring up the score quite a bit.

We will get put together the items noted 'Post-Construction' in the meantime but hopefully the attached will help you with the summary regarding the status of HQM.

Thank you,

Kind regards,

Mirabell Schmidt
Design Manager

T: 0208 344 0300

Ardmore

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