

Preliminary Ecological Appraisal

Belmont Court, Bounds Green, London

Undertaken by



BM3 Birmingham Limited

NB: All documents used for compilation of this report have been referenced where necessary. Quotations have been extracted to draw specific reference. Full sections of documents can be found at source.

Project no.	Author	Revision	Date
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1 INTRODUCTION

BM3 was commissioned by Mario Stavrou to carry out a preliminary ecological assessment (PEA) of the Land at Belmont Court, Bounds Green, London.

This report documents the condition of habitats and ecological receptors of the site, following a site visit on the 4th of June 2026 by Consultant Ecologist Andre Gardner a Full Member of the Chartered Institute of Ecologists and Environmental Managers (MCIEEM), Assistant Ecologist Simon Thomas MSc and Carl Marshall ECoW, Class 2 Bats, Tree Climber CS38 of Eco Routes for matters concerning bats and the Preliminary Roost Assessment.

The scope and purpose of this report is as follows:

1. Undertake a desk study to obtain information on statutory and non-statutory sites of nature conservation interest and relevant records of protected or notable species within the site and its zone of influence.
2. Provide results of the Habitat Classification Survey, which includes a record of vegetation and habitat types as well as any evidence of protected fauna or features or habitats that could support protected fauna.
3. Provide recommendations for any future surveys required, mitigation and enhancements for ecology on site.

This report will remain valid for a period of 18 months, in accordance with the CIEEM advice note on the lifespan of ecological reports and surveys.

The redline boundary comprises an area of 0.09ha and the site consists of an existing building, with existing associated parking and areas of vegetated garden. The site can be found at grid reference TQ 29741 91423 and is located approximately 2.5km north-west of Hornsey, North London.

Full planning permission is sought for the extension of an existing building, as well as associated vehicle infrastructure, including a small uninsulated outbuilding for secure bicycle storage.

Results and recommendations contained in this report have been prepared by an experienced ecologist and are based on a site walkover survey, the development proposals, and results of the desk study.

2 METHODOLOGY

2.1 DESK STUDY

A biodiversity records search was requested from GiGL (GiGL, 2026).

Reflecting the scale and nature of the site, the record search was extended to the following parameters:

- 1km for species records, including internationally protected species, nationally protected species and locally important species, as well as invasive non-native species
- 1km for bats (all species are European protected species)
- 1km for internationally designated sites
- 1km for nationally designated sites (e.g. SACs, SPAs and Ramsar sites)
- 1km for locally designated sites and priority habitats or habitats of note.

In addition, a search of the following online databases was also made to establish a concise desk study for the site:

- NBN Atlas - <https://nbnatlas.org/>
- DEFRA's MAGIC Interactive Information System - <https://magic.defra.gov.uk/home.htm>

2.2 HABITATS

Habitats present on site are mapped in accordance with the UK Habitat Classification User Manual (UK Hab Ltd, 2023). This assessment allows the identification of notable habitats that may present ecological constraints to development.

Plant species were recorded and where appropriate assigned a DAFOR abundance score (dominant, abundant, frequent, occasional and rare). See appendix 3 for UKHab map.

2.3 PROTECTED AND NOTABLE SPECIES

A walkover survey of the site was carried out on the 4th of June 2026. This survey identified evidence of notable or protected species and the potential for the site to support such species, in particular those protected under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017, as well as habitat and species of principal importance in England (Section 41 of the Natural Environment and Rural Communities (NERC) Act).

In addition, a daytime bat walkover (DBW) and ground level tree assessment (GLTA) was carried out on habitats found on site, including any trees within and immediately surrounding the site that could be indirectly impacted by the development.

Some of the guidance documents used for this report in relation to protected or notable species include:

- Badgers: Surveying Badgers (Harris S, 1989)
- Bats: Bat Survey for Professional Ecologists – Good Practice Guidelines (Bat Conservation Trust, 2024)
- Birds: Any bird species identified at the time of survey were noted and nesting birds recorded if seen. An assessment of habitat was undertaken to ascertain value for breeding and foraging birds.
- Great Crested Newts and other amphibians: Great Crested Newt Conservation Handbook (Langton, 2001) and Great crested newt mitigation guidelines (English Nature, 2001)
- Reptiles: Suitability of the site to support species of reptiles was ascertained using guidance in the Herpetofauna Worker's Manual (Gent and Gibson, 2003).
- Invasive and non-native species: Any evidence of species listed in Schedule 9 of the Wildlife and Countryside Act 1981, was also recorded if observed.
- Out of scope: Aquatic and riparian species have been scoped out of this assessment as no watercourses are present on site or in its vicinity, i.e. otters, water voles, white-clawed crayfish, etc.

2.4 LIMITATIONS

Every effort has been made to comprehensively describe the site and its ecology. However, no investigation could guarantee the complete capture of the natural environment.

This protected species assessment provides a preliminary view of the likelihood of notable and protected species being present on site at the time of survey, and using the known distribution of species, direct evidence on site and the suitability of habitats.

The site walkover survey and daytime bat assessments were carried out in suitable conditions during the summer with no adverse weather conditions impacting the survey.

3 RESULTS

3.1 STATUTORY DESIGNATED SITES

A search combining the DEFRA MAGIC Interactive Information System and GiGL data search (GiGL, 2026) revealed one statutory designated site and 13 non-statutory sites within 1km of the site. These are detailed in Table 1 and are also summarised in Figure 1, in Appendix 3.

Table 1 - Designated Sites within 1km of the site

Site name	Statutory/Non-Statutory	Designation	Distance and direction from site	Description
Alexandra Palace and Park	Statutory	LNR (Local nature reserve)	0.94km S	A large park with a good diversity of habitats.
New River	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.78km E	Likely London's cleanest waterway supporting a range of aquatic plants.
Arnos Park	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.76km NW	A small park containing ancient woodland.
Crews Hill to Bowes Park Railsides	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.63km NE	Well vegetated railway sides providing an important green corridor.
Alexandra Park	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.96km S	A large Park with a good range of habitats.
Former Friern Barnet Sewage Works	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.54km SW	A diverse site supporting a range of wildlife.
Bluebell wood and Muswell Hill Golf course	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.36km W	A small area of ancient woodland found on Muswell Hill.
Scout park	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.00km NW	Scout activity area with a good range of habitats.
Tunnel Gardens	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.22km SW	An area of scrub grassland with a variety of grass species.
Holickwood Park	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.82km W	Extensive meadow areas in an attractive park.
Rhodes Avenue Spinney	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.82km SW	A small woodland within school

Site name	Statutory/Non-Statutory	Designation	Distance and direction from site	Description
				grounds.
Albert Road recreation ground	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.36km SW	A large recreation ground with a mixture of mature trees.
Nightingale Gardens and Avenue Gardens	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.96km SE	Two public gardens connected by a railway embankment.
Albert Road recreation ground	Non-Statutory	SINC (Site of Importance for Nature Conservation)	0.78km W	Allotments

3.2 FIELD SURVEY & PROTECTED SPECIES RECORDS

The table below provides a summary of the suitability of the site to support various protected species, together with any sightings or evidence of such species. Related records from GiGL (GiGL, 2026) are also shown in the table describing the historical record of notable and protected species that are on site and within a 1km radius of the site. Refer to Figure 2 and 3 in Appendix 3 for a summary of records returned by the desk study.

Based on the site walkover survey, daytime bat walkover (DBW), ground level tree assessment (GLTA) and the protected species records, an assessment is made considering the implications of the results in relation to the proposed development.

Table 2 - Protected and Notable Species

Species	Legal Status	Results	Assessment
Badgers	PBA 1992.	<u>Desk Study:</u> No records of badger were returned by the 1km desk study. <u>Field survey:</u> No signs of badgers were found on site such as setts, latrines, fur or prints. The site is considered to have limited suitability for burrowing locations for badgers, owing to the types of habitat present on-site. Foraging opportunities on site are limited. The small area of garden to the rear is fenced and disturbed regularly while also being managed in such a way that this habitat is of limited use for this species.	The site is not considered suitable for sett establishment and contains limited foraging opportunities so is likely to be of Negligible importance for this species.
Bats	Habitats Regulations 2017; WCA 1981; NERC 2006	<u>Desk Study:</u> 25 records of bats were returned by the 1km desk study. No confirmed records of roosts were returned. Most of these records were of common pipistrelle but there were also Daubenton's and noctule bats recorded within 1km of the site. The closest was of a common pipistrelle 0.322km east recorded in 2015. <u>Field survey</u> <u>Roosting Potential:</u> The main existing building on site has moderate potential to support roosting bats. The building has several features present that would allow the potential access to internal cavities that could support roosting bats. These features include missing tiles, soffit gaps and damaged fascia boards.	The site is considered to be of Moderate potential for roosting bats, with the main building possessing several features suitable for roosting. There is limited on site potential for foraging or commuting bats within the site. It is likely only used by a small population of common bat

Species	Legal Status	Results	Assessment
		On the north-west aspect of the building there are missing and slipped tiles allowing access to the roof void. There is also lifted flashing around the base of each chimney. See external PRFs 1 and 2. On the western aspect of the building there are rotten fascia boards with gaps around the soffit fascia junction creating crevice spaces. See external PRF 3. The north-east aspect has further missing and displaced tiles along with deteriorated hip mortar at the eaves corner. Further crevice opportunities for bats are present on this side of the building. See external PRFs 4-7. The southern aspect has further failed flashing around the chimney base and a valley ridge with heavily deteriorated mortar. See external PRFs 8-10. See Appendix 2 for site photographs, including photographs of the identified features. No direct evidence of bats was found during the internal inspection of the roof void. The lack of insulation within the loft space indicates that the void is subject to unstable temperatures and humidity likely reducing the potential for large numbers of bats to use during the hibernation period. <u>Foraging and commuting potential:</u> The site itself has low potential for foraging and commuting bats, owing primarily to the limited area of available habitat within the site. There are no mature trees and no lines of trees or watercourses providing linear routes for bats. Locally, there is a waterbody which could be used by local bats for feeding.	species. Therefore, overall the site is likely to be of Low importance for foraging and commuting bats.
Birds	WCA 1981. NERC 2006	<u>Desk Study:</u> A total of 97 records of common and widespread bird species were returned by the record search. This included Schedule 1 species such as Peregrine (<i>Falco peregrinus</i>) and Hobby (<i>Falco subbuteo</i>). <u>Field survey:</u> Widespread and common bird species were recorded during the site survey, including magpie, carrion crow, greenfinch and blackbird. The site itself provides few opportunities for nesting and foraging. There is a small area of vegetated garden to the rear of the existing building which could be frequented by a small number of local birds for foraging or nesting.	The proposed development area of site has limited suitability for nesting birds and can be considered of Low importance for this species group.

Species	Legal Status	Results	Assessment
GCN and Other Amphibians	Habitats Regulations 2017 WCA 1981 NERC 2006	<u>Desk Study:</u> One record of great crested newts (<i>Triturus cristatus</i>) was returned by the 1km record search, recorded in 2010. This included a breeding record and is located 0.016km north-east of the site. A total of 21 records of other amphibians were recorded within the 1km radius. This included 18 common frogs (<i>Rana temporaria</i>) and three common toads (<i>Bufo bufo</i>). A search of the MAGIC database returned one great crested newt class survey licence returns and one great crested newt pond surveys 2017-2019 within 2km of the site. The class survey license ID (60396), was applied for in 2016 with confirmed GCN presence. This record is located 0.122km west of the site. The great crested newt pond survey record (2017-2019) is found 1.9km to the north of the site. GCN were not recorded present at this location, ID (16144). <u>Field survey:</u> The site itself contains limited areas of suitable terrestrial habitat for amphibians. The gardens to the rear of the building could provide some cover for amphibians in their terrestrial phase. There are no waterbodies present on site. A review of aerial photography and Ordnance Survey maps revealed two ponds within 250m of the site. These are found within the scout park to the north and west of the site. A remote HSI was carried out on these ponds finding that these ponds are of good (P1) and average (P2) suitability for great crested newts see appendix 4.	The site does not contain significant habitat suitable for amphibians in their terrestrial phase. Two waterbodies are present in the local vicinity within 250m and records indicate their presence locally. The close proximity of these ponds with known GCN presence means the site is likely to be of Low-Moderate importance for this species group.
Reptiles	WCA 1981 NERC 2006	<u>Desk Study:</u> The data search returned six records of reptiles within 1km of the site. These included four slow worms the most recently recorded being in 2009 and 0.503km east of the site. One grass snake was also recorded 0.785km south-west of the site recorded in 2004 and one common lizard found 0.785km south-west of the site also recorded in 2004. <u>Field survey:</u> Habitats recorded on site are of limited suitability for reptiles. The vegetated garden would provide limited basking and foraging opportunities. Some of the larger vegetation would provide some cover. Features such as compost bin could be used for shelter or hibernation by slow-worms. No reptiles were observed during the site visit.	The site comprises limited habitats suitable for this species and so the site is considered to be of Negligible importance for this species group.
Invasive	WCA 1981	<u>Desk Study:</u> A total of 231 records of invasive plant species were identified within the 1km record	Not applicable.

Species	Legal Status	Results	Assessment
non-native species	Schedule 9	search, including Japanese knotweed (<i>Reynoutria japonica</i>) and Himalayan Balsam (<i>Impatiens glandulifera</i>). <u>Field survey:</u> No species of invasive plants was recorded within the site or within 50m of the site at the time of survey, where access and visibility permitted assessment.	
Legend: WCA 1981= Wildlife and Countryside Act 1981; NERC 2006= Section 41 of the Natural Environment and Rural Communities Act (2006); Habitats Regulations 2017= Conservation of Habitats and Species Regulations 2017; PBA 1992= Protection of Badgers Act 1992			

3.3 ON-SITE HABITATS

The table below describes the habitats identified on site during the site assessment. A UKHab map is appended with this report, see Figure 1, Appendix 3. Photographs of habitats identified on site are included in Appendix 2.

Table 3 - On Site UKHab Classifications

Habitat UK Hab Code	Description	Assessment
Vegetated Garden (828)	Vegetated garden is found to the rear and front of the existing building.	This habitat is common and widespread and considered of Negligible conservation or ecological importance.
Buildings (u1b5)	The majority of the site is an existing building.	Buildings have Negligible intrinsic conservation importance. However, the building on site is considered to have potential to support roosting bats. See Section 3.2.
Developed land; sealed surface (u1b)	Paths and open areas of sealed surface are found around and to the rear of the building.	This habitat is common and widespread and considered of Negligible conservation or ecological importance.

4 CONCLUSIONS, IMPACTS AND RECOMMENDATIONS

The table below describes any recommendations, mitigation or any further surveys required to address any potential impacts on any notable or protected species and their habitats on site.

Table 4 - Mitigation and recommendations

Ecological Receptor	Recommendations	Further Surveys
Statutory designated sites	The site is not within or immediately adjacent to any statutory designated sites.	No further surveys or assessment is required.
Habitats	The habitats found on site are common and of generally Low intrinsic value or of value to protected or notable species.	No further habitat surveys are required. The site being under 0.2ha will be exempt from Biodiversity Net Gain and so no further condition survey is required.

Ecological Receptor	Recommendations	Further Surveys
Badgers	Badgers and badger setts (burrows) are protected under the Protection of Badgers Act 1992. No evidence of badgers was observed on site or in the vicinity of the site and habitats in the immediate vicinity of the site provide limited potential for burrowing or foraging. In the unlikely event that evidence of badger activity or individuals are identified on site during works, it is recommended that works on site are stopped while the advice of an ecologist is sought. It is good practice to ensure that sites are maintained in a safe state for wildlife by covering excavations where possible, storing noxious chemicals in secure containers, etc.	No further surveys or assessment is required.
Breeding birds	Breeding birds and their nests are protected under the Wildlife and Countryside Act 1981. The record search displayed a variety of Schedule 1 birds within the 1km search. The site contains an area of vegetated garden to the rear of the property that may be used by birds for foraging or nesting. It is recommended that larger woody vegetation clearance be undertaken between October and February, outside of the bird nesting season. Any vegetation clearance close to the ground within the rear garden should observe the GCN reasonable avoidance measure methodology described below. A range of 25mm and 32mm entrance hole, as well as open fronted bird nest boxes could be installed on houses to provide additional potential nesting features as well as implementing swift bricks into the design scheme of the proposals to benefit this species.	No further surveys are required. Where necessary, it is recommended that any vegetation clearance be undertaken between October and February, outside of the bird nesting season. If undertaking works inside of the breeding season, it is recommended that any vegetation is monitored for bird breeding activity prior to commencement of works.
GCN and Other Amphibians	GCN are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981. The small area of vegetated garden to the rear of the property has some suitability for amphibians in their terrestrial phase. No waterbodies are present on site. There are two waterbodies present within 250m of the site. Within the 1km data search one record of GCN was recorded. There was also a GCN survey and GCN class mitigation license recorded on MAGIC within 2km of the site. The GCN survey is located 0.14km away in the scout park, was carried out in 2016 and did return GCN as	The site is situated within 50m of a known breeding pond and the site contains a small area of habitat suitable for GCN in their terrestrial phase. Due to the nature of the site as an existing private garden and the small scale works proposed, it is considered that risk of harm to great crested newt is Low. Therefore, a protocol of reasonable avoidance measures will be implemented to address this residual risk. No further surveys are required.

Ecological Receptor	Recommendations	Further Surveys
	being present. GCN have the potential to be present in their terrestrial phase on site. However, owing to the nature of the site as a managed garden and the scale of the proposals being restricted to installation of a small outbuilding and continued management of an existing garden, a protocol of reasonable avoidance measures will be sufficient to address the low risk of harm to individual great crested newts. The following reasonable avoidance measures should be included in a Precautionary Working Method Statement: All site operatives will be fully informed through a toolbox talk held by the Ecological Clerk of Works. All site staff should be briefed on GCN ID, legal responsibilities. Vegetation clearance should be carried in two phases and preferably during new active season between February to October, when temperatures are above 5°C and avoiding periods of very hot, dry weather. Phase 1 : The required minor areas of vegetation clearance will be cut back to 250mm height 4-5 days prior to commencement of works. Phase 2: The same area will then be cut back to 150mm 48 hours before the start of works. Cut should be undertaken in a directional manner towards the rear of the site. Any areas to be excavated for minor foundations will then be immediately inspected by the Ecological Clerk of Works. Any vegetation clearance will be carried out using hand tools only and under supervision of the Ecological Clerk of Works. Any materials should be stored on pallets or hard standing and piles of material should be covered overnight.	
Reptiles	Common species of reptiles are protected from killing and injuring under the Wildlife and Countryside Act 1981. Six reptile records were found during the 1km data search, including slow-worms, common lizard and grass snake. The vegetated garden provides some suitable habitat for reptiles, particularly slow-worms. However, the extent of works proposed within the garden are minor and therefore risk to populations of reptiles is negligible. In the unlikely event that reptiles are encountered	No further surveys are required.

Ecological Receptor	Recommendations	Further Surveys
	during site works, the individual animal should be released unharmed and a consultant ecologist consulted for further advice.	
Bats – Roosting	The main building of the site contains features suitable for roosting bats. These include lifted flashings, missing mortar, broken tiles and fascia gaps that could provide entry points for bats into the building. The internal loft space, although lacking insulation, has the potential to provide roosting space for bats. Therefore, in line with the <i>Bat Surveys for Professional Ecologists: Good Practice Guidelines</i>, it is recommended that two emergence surveys are carried out on the main building to assess for the presence for roosting bats. Survey coverage will need to be sufficient to cover all potential ingress points identified in the photos in appendix 2. It is recommended that bat boxes are installed on new houses in a southerly aspect; one per house. It is also recommended that three tree-mounted bat boxes are installed on retained trees.	Several features were found on the existing building found on site. As a result, it is recommended that the main building of the site receives two emergence surveys between May and September, providing sufficient coverage to assess all identified potential entry points into the building. Note that one survey must be carried before the end of August and the surveys must be spaced by a minimum of three weeks.
Bats – Foraging and commuting	The habitats on site have limited potential for use by commuting or foraging bats. The rear vegetated garden has no mature trees and no significant linear habitats. Low impact lighting should be adopted for the site, to include the following measures in line with guidance (Institution of Lighting Professionals, 2023): a) Light spill onto surrounding trees should be avoided. b) Narrow spectrum light sources should be used to minimise species affected; c) Light sources should be used that emit minimal ultra-violet light. d) Light sources that emit in the white and blue wavelengths should be avoided to reduce attraction to insects; where white light sources are required, these should be of warm to neutral colour (<4,200 kelvin) e) Bare bulbs and uplighters should be avoided, and light spread kept in line with or below the horizontal; f) Light spill is to be minimized by ensuring that sources are directed where needed only, are as low-level as possible, and installed with hoods, cowls, louvers and shields. g) All external lighting should be on PIR sensors setup so they are not triggered by bats and set to operate for the shortest duration possible. h) Any wall lights or similar should be dimmable and	No further surveys or assessments required. External lighting design should follow guidance to minimise potential impact on foraging and commuting bats.

Ecological Receptor	Recommendations	Further Surveys
	set to the lowest intensity possible	
Invasive non-native species	If any invasive species are identified during site works, it is recommended that a consultant ecologist is consulted for further advice.	No further survey or assessment required.

5 SUMMARY

The site comprises an existing building with vegetated garden to the rear. The habitats identified have low intrinsic conservation value as habitats for various protected or notable species of fauna and are regarded as relatively common, with only Local value at best, and overall, the habitats on site are considered to have Low suitability to support protected and notable species.

The key summary and recommendations of this report are as follows:

- It is recommended that two bat emergence surveys are carried out on main building between the months of May and September, following standard guidelines.
- It is recommended that external lighting is designed and installed in line with good practice to avoid adverse effects on local populations of bats. Refer to Section 4 Table 4 for further details and recognised guidance (Institution of Lighting Professionals, 2023).
- Bat boxes and bird nest boxes could be incorporated into the future development to promote these groups.
- There is a known breeding pond of great crested newts within 50m of the site. There are no ponds on site and limited terrestrial habitat in the form of a vegetated garden. As a result, reasonable avoidance measures should be implemented to avoid GCN disturbance when clearing small areas of vegetation required to accommodate the development.
- It is recommended that any vegetation clearance works during development are carried out between October and February; that is, outside of bird breeding season. Should there be a need to carry out vegetation clearance within the breeding season, then monitoring for bird breeding activity by a suitably qualified ecologist should be carried out prior to commencement of works.
- Note that where vegetation clearance is required close to the ground within the vegetated garden, work should be carried out between February and October in suitable weather conditions, in line with the GCN reasonable avoidance measures.
- It is recommended that good practice measures are adopted during site construction works, such as covering excavations or proper storage of potentially noxious materials to wildlife.
- If any protected species such as reptiles and amphibians are identified during site works, it is recommended that works are stopped while a consultant ecologist is sought for further advice.

6 REFERENCES

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APPENDIX 1 – Initial Stage Ground Level Assessment Categories

Table 5 - Ground Level Tree Assessment Categories

Initial Stage GLTA		
Category	Description	Survey Class
NONE	No PRFs or unlikely to be any.	None
FAR	Further assessment required.	Ground Level Tree Assessment to further assess suitability.
PRF	A tree with at least one PRF present.	Ground Level Tree Assessment to further assess suitability.

APPENDIX 2 – Site Photographs



Photo 1 - Roof space of the existing building.



Photo 2 - Lack of insulation within roof void

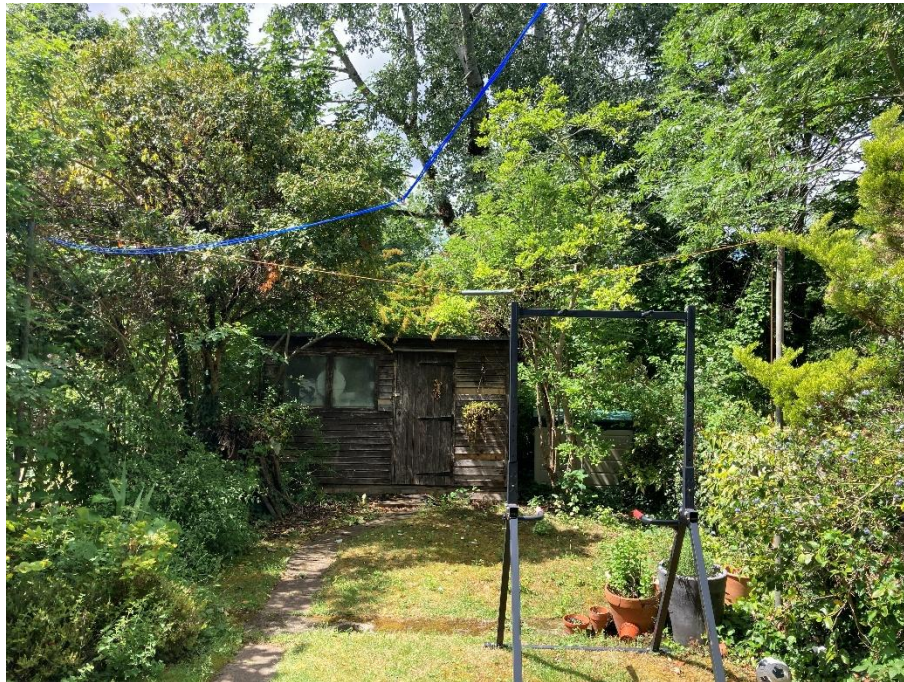


Photo 3 - Rear garden with amenity lawn and shrubs



Photo 4 - Rear gardens and northern aspect of the existing building



Photo 5 - Southern aspect of the existing building with access to Gordon Rd



Photo 6 - Pond found to the North of the site.



Photo 7 - Multiple displaced and lifted tiles. (PRF 1)



Photo 8 - Lifted lead flashing at the base of chimney. (PRF2)



Photo 9 - Broken soffit on western aspect of the building (PRF3)



Photo 10 - Loose and partially displaced tiles (PRF4)



Photo 11 - Deteriorated hip mortar and gap at junction. (PRF5)



Photo 12 - Barge board gap between wall. (PRF6)



Photo 13 - Sheltered crevice between masonry and roof.(PRF7)



Photo 14 - Failed flashing at chimney base. (PRF8)



Photo 15 - Pitched roof with missing and slipped tiles. (PRF9)



Photo 16 - Valley ridge on the south west aspect of the building with deteriorated mortar. (PRF10)

APPENDIX 3 – Data Search Figures

- Site Boundary
- Building (u1b5)
- Developed land; sealed surface (u1b)
- Vegetated garden (828)

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Project: Belmont Court
Client: Mario Stavarou

Figure 1 - UKHab

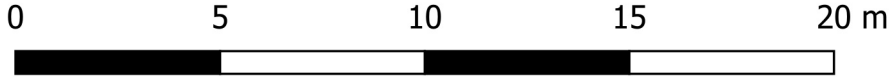
Drawn: ST Checked:

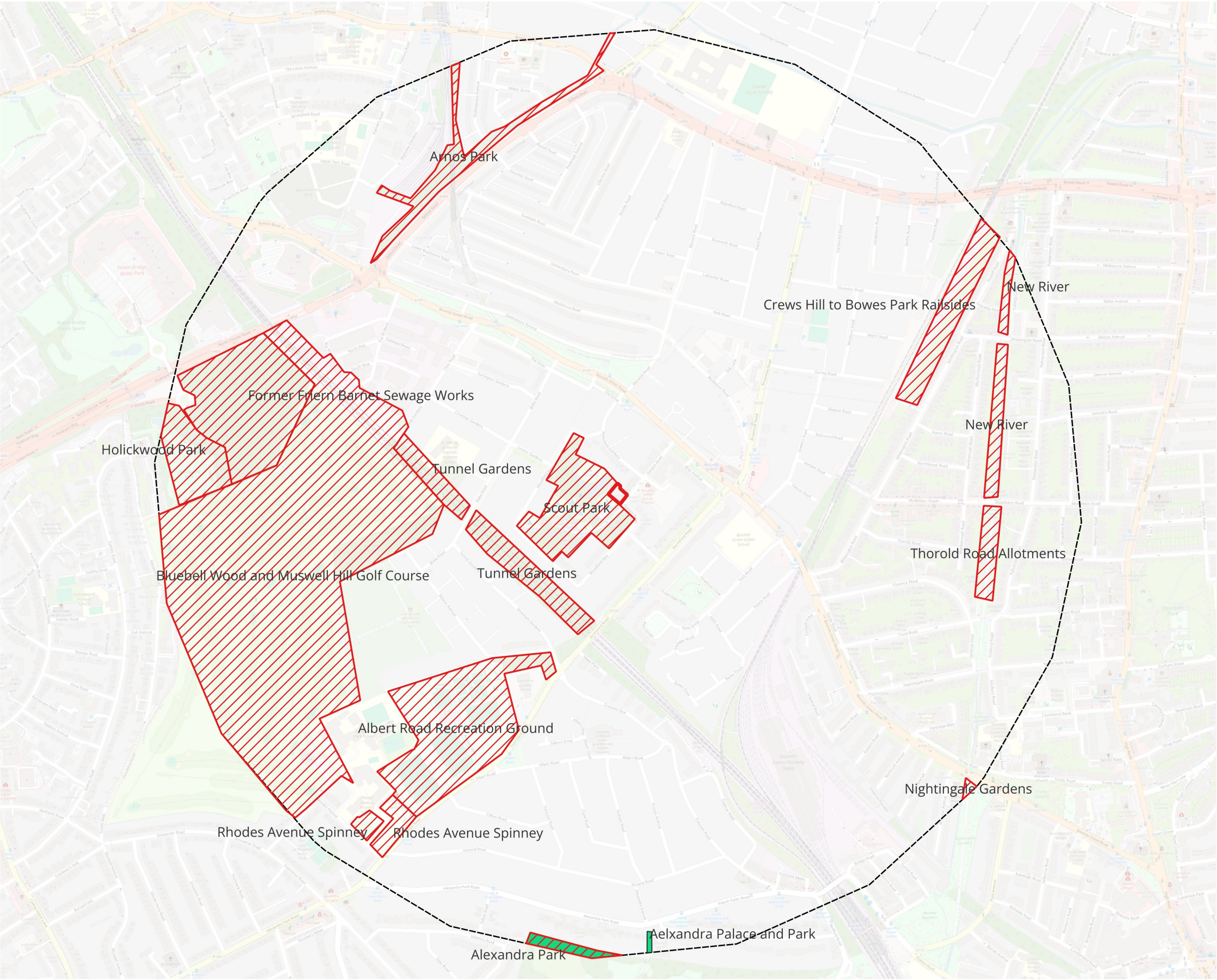
Job No: 72270

Scale: 1:500 Sheet Size: A3

Date: 11/06/2026

Drawing No: D951
Rev:





- Site Boundary
- 1km Buffer
- Local Nature Reserve (Statutory)
- Site of Importance for Nature Conservation, SINC (Non-statutory)

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Project: Belmont Court
Client: Mario Stavrou

Figure 2 - Designated Sites

Drawn: ST Checked:

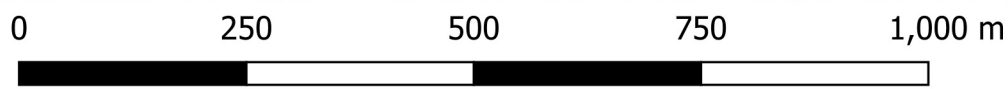
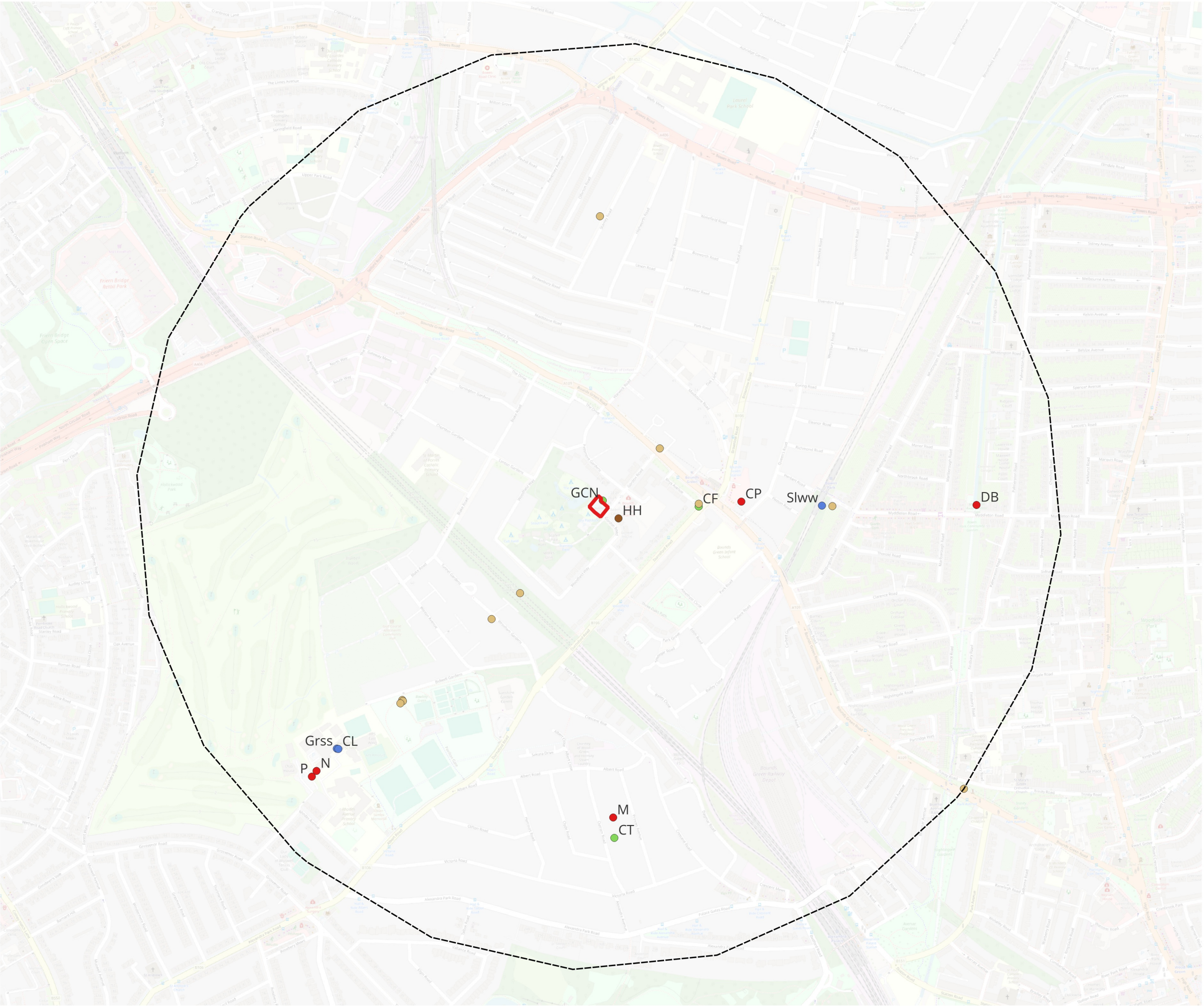
Job No: 72420

Scale: 1:500 Sheet Size: A3

Date: 15/06/2026

Drawing No: D951

Rev: -



Site Boundary

1km Buffer

Nearest protected and notable species

- Amphibians
CT=Common Toad, CF=Common Frog,
GCN=Great Crested Newt
- Bats
DB=Daubenton's Bat,
CP=Common Pipistrelle, N=Noctule,
M=Myotis, P=Pipistrelle
- Birds
Schedule 1 Birds
- Terrestrial Mammals
HH=Hedgehog
- Reptiles
Grss=Grass snake, Slww=Slow Worm

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Figure 3 - Protected species

Drawn: ST Checked:

Job No: 72270

Scale: 1:500 Sheet Size: A3

Date: 15/06/2026

Drawing No: D951

Rev: -

APPENDIX 4 – Remote HSI of Scout Ponds

Due to access restrictions, direct survey was not possible. Table below provide an assessment based on aerial photography and other sources of information only and is intended to aid in characterisation of the local habitat context.

Pond Number	P1	SI Value
SI 1 Geographic Location	A	1.00
SI 2 Pond Area	1052m ²	0.98
SI 3 Pond Permanence	Rarely Dries	1.00
SI 4 Water Quality	Moderate	0.67
SI 5 Shade	90%	0.40
SI 6 Water Fowl Effect	Minor	0.67
SI 7 Fish Presence	Absent	1.00
SI 8 Pond Density	1	0.65
SI 9 Terrestrial Habitat	Moderate	0.67
SI 10 Macrophyte Cover	20%	0.50
HSI	0.72	
Suitability	Good	

Pond Number	P2	SI Value
SI 1 Geographic Location	A	1.00
SI 2 Pond Area	105m ²	0.30
SI 3 Pond Permanence	Rarely Dries	1.00
SI 4 Water Quality	Moderate	0.67
SI 5 Shade	90%	0.40
SI 6 Water Fowl Effect	Minor	0.67
SI 7 Fish Presence	Absent	1.00
SI 8 Pond Density	1	0.65
SI 9 Terrestrial Habitat	Moderate	0.67
SI 10 Macrophyte Cover	20%	0.50

Pond Number	P2	SI Value
HSI	0.64	
Suitability	Average	