

CLIENT:	Atri7 2 Limited
PROJECT:	Lordship Lane
SUBJECT:	Biodiversity Net Gain Assessment
JOB NO:	GM12777
Report No	002
Volume	V1
DATE OF SITE VISIT:	23 rd May 2023
ISSUE DATE:	February 2024
PREPARED BY:	Christina Hewitt – Principal Ecologist
REVIEWED BY:	Jake Smith – Principal Ecologist
APPROVED BY:	Richard Sands – Technical Director (Ecology)

BACKGROUND

Wardell Armstrong LLP (WA) was commissioned by Atri7 2 Limited to undertake a Biodiversity Net Gain (BNG) Assessment to support a planning application for a proposed new development at 707-725 Lordship Lane. The project is located at Wood Green, London, N22 5JY, centred on approximate National Grid Reference (NGR) TQ 31199 90392 (hereafter referred to as the 'Site').

The project will involve the destruction of the existing building onsite, and the construction of three mixed purpose accommodation and retail buildings with associated private and public green spaces, amenities, cycle and bin storage, and green roofs.

It is understood that the client believes the development would be subject to the general condition requiring Biodiversity Net Gain.

This report is based upon the redline boundary used within the Preliminary Ecological Appraisal (Lordship Lane PEAR, WA (2023) and the Proposed Site Plan (Drawing 7962-PHL-SW-00-DR-L-2301, 7962-PHL-SW-01-DR-L-2302 and 7962-PHL-SW-ZZ-DR-L-2303.

METHODS

The Defra Statutory Biodiversity Metric was used to quantify the predicted changes in biodiversity units resulting from the proposed development. For the baseline biodiversity units, the information gathered during the Preliminary Ecological Appraisal (report GM12777-001) undertaken on the 23rd May 2023 was used to determine the extent and condition of habitats present within the Site. This was considered to be a suitable baseline as there was no indication of recent habitat degradation on site. The habitats were mapped according to the UK Habitat Classification (UKHab) V1, these have since been updated to align with V2. The existing habitat areas were measured in GIS from the Extended UKHab Habitat Survey Drawing (Drawing number GM12777-003) and habitat condition was assessed using habitat condition sheets within the Defra Statutory Biodiversity Metric.

Planning Policy

Paragraph 174(d) of the National Planning Policy Framework (NPPF¹) and Part 6 of the Environment Act 2021² require new developments to provide a net gain in the site's biodiversity value.

In addition, Policy G6 of the London Local Plan³ sets out the requirement for *development to aim to secure net biodiversity gain*.

Quality Assurance & Environmental Management

The calculation and the report have been overseen, checked and verified by a member of CIEEM, who is bound by its code of professional conduct. All surveys and assessments have been undertaken with reference to the recommendations given in British Standard BS 8683:2021 (2021) Process for Designing and Implementing Biodiversity Net Gain and as stated within specialist guidance, as appropriate and referenced separately.

ArcGIS software was used to obtain all baseline and predicted final development and offsetting areas. Any alterations to the final area results must be completed using the same software.

¹ <https://www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment> (Visited December 2023)

² <https://www.legislation.gov.uk/ukpga/2021/30/part/6/crossheading/biodiversity-gain-in-planning/enacted> (Visited September 2023)

³ https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

RESULTS

Habitat Baseline

The Site is approximately 0.86 hectares (ha) in extent. The Site comprises of a commercial building and associated carpark and is located approximately 130m east of Wood Green London Underground station. It is set within an urban environment with the surrounding building used for residential and commercial purposes. The existing habitats are shown on drawing GM12777-003 UKHab Baseline Habitat Plan and described in detail in the Preliminary Ecological Appraisal (report GM12777-001).

No irreplaceable habitats were identified on site.

Habitat Condition

The condition assessment of each habitat type is based on criteria provided in the Statutory Biodiversity Metric (see Table 1 below) and the condition assessment sheets for site baseline are provided in Appendix 1

Technical Note

Table 1 Habitat Descriptions and Condition Assessment				
Habitat name	UKHab Primary Code	UKHab Secondary Codes	Condition Assessment Criteria Met	Condition Assessment Result
Developed land, sealed surface (building)	u1b5		N/A	N/A
Verges	u1f	32, 81	None	Poor
Developed land, sealed surface	u1b6	804	N/A	N/A
Developed land, sealed surface	u1b6	806	N/A	N/A

The baseline habitat value is assessed as 0.08 habitat units (see Table 2 below for detailed baseline scores).

Table 2. Baseline biodiversity scores			
Area based Habitats	Area (ha)	Distinctiveness	Habitat units
Developed land, sealed surface	0.381	Very low	0.00
Sparsely vegetated urban land- Ruderal/ ephemeral	0.041	Low	0.08
Developed land, sealed surface	0.325	Very low	0.00
Developed land, sealed surface	0.114	Very low	0.00
Total	0.86	N/A	0.08

Proposed Habitat Retention, Enhancement and Creation

For the site proposals, see Plans 7962-PHL-SW-00-DR-L-2301, 7962-PHL-SW-01-DR-L-2302, 7962-PHL-SW-ZZ-DR-L-2303. The proposed plans will see the demolition of the building and creation of several buildings including a residential building with commercial space, this will have a green roof, and residential buildings. The landscaping will create a mixture of grassland, ground level planters, shrubs and perennials.

The condition assessment sheets for the proposed habitats, showing which criteria would be met to achieve the conditions shown in Table 3, are provided in Appendix 2. A Landscape Habitat Management Plan has been produced for the site (GM12777-004 Landscape and Ecological Management Plan, Wardell Armstrong, 2024),

Proposed habitat creation

The proposed habitats are summarised in Table 3 below.

Table 3. Proposed landscaping areas				
Habitat	Area (ha)	Proposed condition score	Habitat units delivered	Notes
Artificial unvegetated, unsealed surface	0.024	N/A - Other	0.00	Areas of reinforced lawn using for parking
Developed land; sealed surface	0.051	N/A - Other	0.00	Building A
Developed land; sealed surface	0.031	N/A - Other	0.00	Building B
Developed land; sealed surface	0.209	N/A - Other	0.00	Building C
Developed land; sealed surface	0.038	N/A - Other	0.00	Building D
Biodiverse green roof	0.018	Moderate	0.05	Brown roof - Seeded wildflower blankets and plug planting, gravel paths, insect hotel, mounds with native wildflower planting, logpile, Temporary water source
Biodiverse green roof	0.012	Moderate	0.05	Wildflower roof with seeded wildflower blankets
Other green roof	0.131	Condition Assessment N/A	0.25	Biosolar roof with PV panels and wildflower meadow
Developed land; sealed surface	0.226	N/A – Other	0.00	Paths and pavements
Modified grassland	0.057	Moderate	0.20	Amenity lawns and gardens

Table 3. Proposed landscaping areas

Habitat	Area (ha)	Proposed condition score	Habitat units delivered	Notes
Mixed scrub	0.005	Moderate	0.03	Wildlife buffer area
Vegetated garden	0.01	Condition Assessment N/A	0.02	Shade tolerant planting with minimum 60% native and pollinator-friendly species.
Introduced shrub	0.006	Condition Assessment N/A	0.01	Ornamental shrub and perennials
Vegetated garden	0.018	Condition Assessment N/A	0.03	Shade-tolerant planting in raised planters with minimum 60% native and pollinator-friendly species.
Ground level planters	0.008	Condition Assessment N/A	0.02	Climbing and groundcover plants with minimum 60% native and pollinator-friendly species.
Introduced shrub	0.001	Condition Assessment N/A	0.00	Sensory planting area
Rain garden	0.014	Moderate	0.05	Rain garden mix with minimum 60% native and pollinator-friendly species.
Total Habitat Units	0.72			

Proposed linear habitat creation

The proposed linear habitat is summarised in Table 4.

Table 4. Proposed linear			
Habitat	Area (ha)	Proposed condition score	Notes
Non-native and ornamental hedgerow	0.106	Poor	Sections of hedgerows planted for amenity value consisting of <i>Osmanthus burkwoodii</i>
Total linear habitat units	0.10		

Predicted Biodiversity Net Gain

When considered against the loss of the sparsely vegetated land to facilitate the development, the proposed creation of habitats is predicted to result in a **net gain** of 0.64 area-based habitat units (+775.26%) and a **net gain** of 0.10 hedgerow units from the baseline of 0 (See Figure 2 below).

The trading rules have been satisfied.

Lordskip Lane		Return to results menu	
Headline Results		Scroll down for final results ▲	
On-site baseline		Habitat units	0.00
		Hedgerow units	0.00
		Watercourse units	0.00
On-site post-intervention (including habitat restoration, creation & enhancement)		Habitat units	0.72
		Hedgerow units	0.10
		Watercourse units	0.00
On-site net change (units & percentage)		Habitat units	0.64
		Hedgerow units	0.10
		Watercourse units	0.00
			775.26%
			N/A
			0.00%
Off-site baseline		Habitat units	0.00
		Hedgerow units	0.00
		Watercourse units	0.00
Off-site post-intervention (including habitat restoration, creation & enhancement)		Habitat units	0.00
		Hedgerow units	0.00
		Watercourse units	0.00
Off-site net change (units & percentage)		Habitat units	0.00
		Hedgerow units	0.00
		Watercourse units	0.00
			0.00%
			0.00%
			0.00%

Technical Note

FINAL RESULTS		
Total net unit change (including all on-site & off-site habitat creation, creation & enhancement)	Habitat units	0.54
	Hedgecroft units	0.10
	Watercourse units	0.00
Total net % change (including all on-site & off-site habitat creation, creation & enhancement)	Habitat units	775.26%
	Hedgecroft units	N/A
	Watercourse units	0.00%
Trading rules satisfied?		Yes ✓

0 baseline units - % cannot be calculated

Figure 2 – Headline Results

Discussion & Recommendations

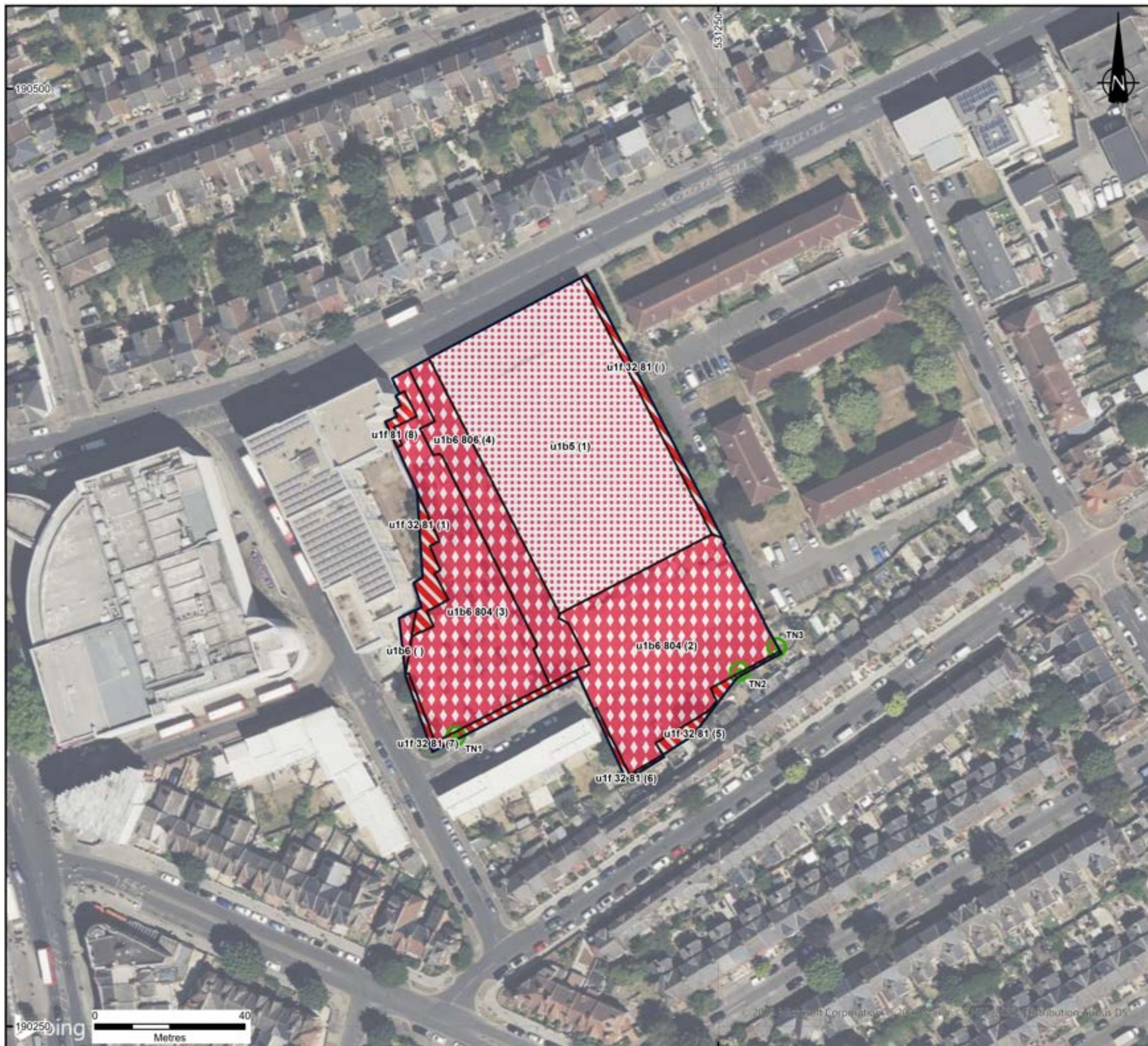
The proposed development will be located largely on areas of hardstanding with little to no intrinsic ecological value, with small areas of scattered ruderal/ephemeral vegetation.

The proposals will result in a significant net gain for area-based habitats due to a variety of green roofs, shrubs, rain garden and perennial planting.

Conclusion

The site proposals are predicted to result in a 775.26% net gain of area-based habitat units. Therefore, the mandatory 10% net gain has been met. All trading rules have also been satisfied.

DRAWINGS



KEY

- Site Boundary
- u1b5 - buildings
- u1b6 - other developed land
- u1f - Sparsely vegetated urban land
- Target note

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved <https://ukhab.org/commercial-eula/>

B	SYMBOLOLOGY AND HABITAT CODES UPDATED TO V2	06/12/23	EK	CH	
REVISION	DETAILS	DATE	DRAWN	CHECKED	APPROVED

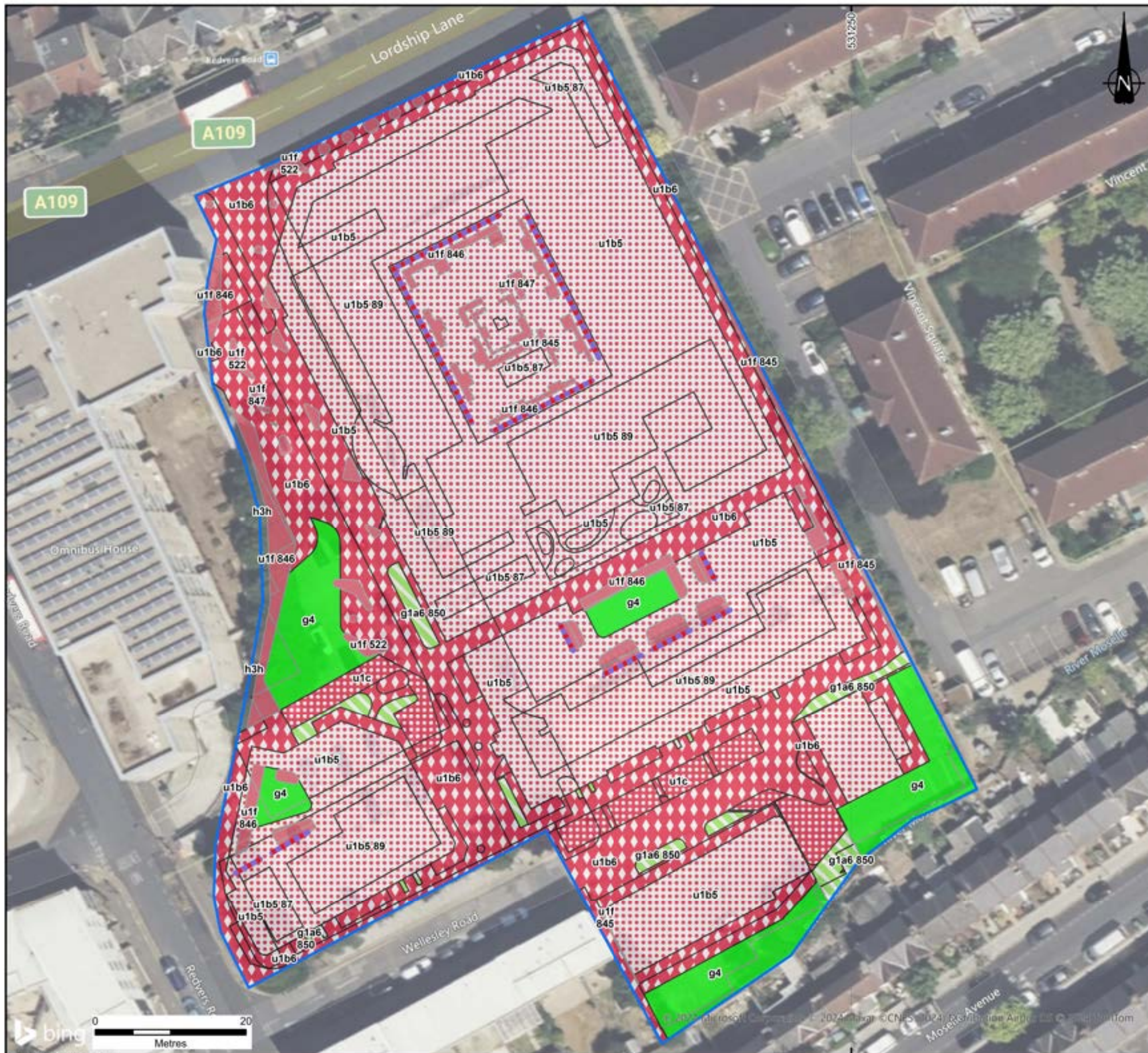
CURRENT	ATRI7 2 LIMITED
---------	-----------------

PROJECT	LORDSHIP LANE LONDON
---------	----------------------

DRAWING TITLE	UKHAB BASELINE SURVEY PLAN
---------------	----------------------------

DRG No.	GM12777-003	REV	B
DRG SIZE	A3	SCALE	1:1,000
DATE	07/08/2023	APPROVED BY	RS
CHURN BY	CG	CHECKED BY	RS





- KEY**
- Site Boundary
 - g1a6 - Other lowland dry acid grassland (850)
 - g4 - modified grassland
 - u1b5 - buildings (87, 89)
 - u1b6 - other developed land
 - u1c - artificial unvegetated unsealed surface
 - u1f - Sparsely vegetated urban land (522, 845, 846, 847)
 - h2b - Non-native and ornamental hedgerow

- 87. Biodiverse green roof
- 89. Other green roof
- 522. Native
- 845. Ground level planters
- 846. Flower bed
- 847. Introduced shrub
- 850. Rain garden

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

© UKHAB LTD, under licence. No onward licence implied or provided. All rights reserved <https://ukhab.org/commercial-eula/>

REVISION	DETAILS	DATE	DRAWN	CHECKED
CLIENT				
ATRI7 2 LIMITED				
PROJECT				
LORDSHIP LANE LONDON				
DRAWING TITLE				
UKHAB PROPOSED LANDSCAPE PLAN				
DRG No.	GM12777-004		REV	SUIT. CODE
			A	---
DRG SIZE	A3	SCALE	DATE	
		1:500	14/02/2024	
DRAWN BY	EK	CHECKED BY	APPROVED BY	
		CH	RS	



Copyright. All Rights Reserved.
This work is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photocopying) without the written permission of the originator. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between the originator and the instructing party.
Unless otherwise stated all dimensions are in millimeters. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions, the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

LANDSCAPE SPECIFICATIONS

Landscape works to be undertaken by an BALI (British Association Landscape Industries) approved landscape contractor and in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces).

Existing boundary hedgerows and trees are to be retained to assist with the visual screening of the proposal into the surrounding landscape in accordance with BS 5837:2012 - Trees in Relation to Construction.

Ground Preparation

Prior to cultivation, planted areas shall be cleared of all loose debris, rubbish, stones over 25mm in diameter, roots, and other extraneous matter. Grass and weeds shall be sprayed with 'Glyphosate' or similar COSHH approved herbicide.

Topsoil preparation, quality, depths, cultivation and final grading shall be carried out in suitable weather conditions as per BS 3882:2015 Specification for topsoil and requirements for use.

Proposed Standard Tree Planting

Trees supply and planting shall correspond to BS 8545 Trees: from nursery to independence in the landscape - Recommendations. Planting of trees shall be undertaken in favourable weather conditions between October 31st to March 31st.

Tree pits shall be excavated to suitable dimensions to accommodate roots or root-balls or baskets with bases and sides broken up to a minimum depth of 150mm to assist drainage and root penetration. Any unsuitable material such as large clay lumps, bricks, concrete, timber and sand shall be removed off-site. All tree pits shall be backfilled, after planting, with a 3:1 volume mixture of topsoil and mulching compost/manure or similar approved.

Soil volumes for tree planting in accordance with LCC Urban Tree Planting Guidance and GreenBlue Urban Soil Volume Guide.

The planted trees shall be full and well shaped with crowns thinned by 30% according to good horticultural practice and in a manner that does not affect the overall stature, structure or good appearance of the tree. All work shall conform to a minimum standard as set out in BS 4043:1989 Recommendations for transplanting root-balled trees.

Proposed Hedgerow Planting

Hedgerow plants to be planted at 4 per linear meter (in double staggered row at 500mm centres). Transplants shall be of the size stated and conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

Planting pockets 400x400x300mm deep with cultivated and evenly incorporated: organic manure 100mm layer over area of pit, fertiliser 35g, 50mm depth bark mulch dressing on completion of planting.

Shrub and Groundcover Planting

Shrub plants to be planted at 2 to 3 plants per m² and groundcovers at 6 to 7 per m². Transplants and container grown shrubs shall be of the size stated and conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

Planting pockets 400x400x300mm deep with cultivated and evenly incorporated: organic manure 100mm layer over area of pit, fertiliser 35g, 75mm depth bark mulch dressing on completion of planting.

Maintenance

A Landscape Management & Maintenance Plan has been prepared to accompany this drawing that includes details on weeding, spot herbiciding, watering, planting management, control of insects/diseases and grass mowing.

Initial landscape operations will be undertaken by an BALI member. The Contractor will be responsible for plant establishment and one year of establishment maintenance. The Landscape Architect will visit site at end of this year and produce a snagging list identifying all defects and outstanding items. Any trees or shrubs dying, damaged or removed will be replaced in the following planting season with plant of similar size and species.

Legend

	Site Boundary		Highway
			Site Boundary

Softworks Legend

Proposed Multi-Stem Tree Planting				
 Symbol	Species	Girth	Height	Spec
	Acer palmatum	m.stem	2.5-3.0m	M/S, 1.5m wide, 3xTR
 Symbol	Species	Girth	Height	Spec
	Cornus mas	m.stem	2.5-3.0m	M/S, 1.5m wide, 3xTR
 Symbol	Species	Girth	Height	Spec
	Sorbus aucuparia	m.stem	2.5-3.0m	M/S, 1.5m wide, 3xTR

Hedge Planting				
 Symbol	Species	Stock	Height	Spec
	Osmanthus burkwoodii	CS	0.8-1m	Bushy

Shrub and Perennial Mix 5	
	Min. 60% of native and pollinator-friendly species. Refer to Landscape Design and Access Statement for full planting schedule.

Amenity Lawn	
	Shade-tolerant seeded amenity lawn. Refer to Supplier's specifications.

Biodiverse (Brown) Roof	
	Seeded native wildflower meadow blankets and plug planting with gravel mounds and habitat creating elements (ref. to Landscape Design and Access Statement for details). Refer to Supplier's specifications.



Description	Revision Notes	XX / XX	DD/MM/YY	00
		By / Chk	Date	Rev
Status: PLANNING				
 Park Hood Chartered Landscape Architects				
Hawarden House, 163 Upper Newtownards Road, Belfast, BT4 3HZ T: +44 (0) 28 9029 8020 E: info@parkhood.com parkhood.com				
Client: FUSION				
Project: Lordship Lane, Wood Green London				
Title: Softworks - First Floor Plan				
Job No: 7962	Scale@A1 1:250	Date: November 2023		
Drawing Number				
Project	Originator	Volume	Level	Type
7962	PHL	SW	01	DR
	Role	Number	Revision	
	L	2302	00	

Copyright. All Rights Reserved.
This work is copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photocopying) without the written permission of the originator. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between the originator and the instructing party.
Unless otherwise stated all dimensions are in millimeters. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

LANDSCAPE SPECIFICATIONS

Landscape works to be undertaken by an BALI (British Association Landscape Industries) approved landscape contractor and in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces).

Existing boundary hedgerows and trees are to be retained to assist with the visual screening of the proposal into the surrounding landscape in accordance with BS 5837:2012 - Trees in Relation to Construction.

Ground Preparation

Prior to cultivation, planted areas shall be cleared of all loose debris, rubbish, stones over 25mm in diameter, roots, and other extraneous matter. Grass and weeds shall be sprayed with 'Glyphosate' or similar COSHH approved herbicide.

Topsoil preparation, quality, depths, cultivation and final grading shall be carried out in suitable weather conditions as per BS 3882:2015 Specification for topsoil and requirements for use.

Proposed Standard Tree Planting

Trees supply and planting shall correspond to BS 8545 Trees: from nursery to independence in the landscape - Recommendations. Planting of trees shall be undertaken in favourable weather conditions between October 31st to March 31st.

Tree pits shall be excavated to suitable dimensions to accommodate roots or root-balls or baskets with bases and sides broken up to a minimum depth of 150mm to assist drainage and root penetration. Any unsuitable material such as large clay lumps, bricks, concrete, timber and sand shall be removed off-site. All tree pits shall be backfilled, after planting, with a 3:1 volume mixture of topsoil and mulching compost/manure or similar approved.

Soil volumes for tree planting in accordance with LCC Urban Tree Planting Guidance and GreenBlue Urban Soil Volume Guide.

The planted trees shall be full and well shaped with crowns thinned by 30% according to good horticultural practice and in a manner that does not affect the overall stature, structure or good appearance of the tree. All work shall conform to a minimum standard as set out in BS 4043:1989 Recommendations for transplanting root-balled trees.

Proposed Hedgerow Planting

Hedgerow plants to be planted at 4 per linear meter (in double staggered row at 500mm centres). Transplants shall be of the size stated and conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

Planting pockets 400x400x300mm deep with cultivated and evenly incorporated: organic manure 100mm layer over area of pit, fertiliser 35g, 50mm depth bark mulch dressing on completion of planting.

Shrub and Groundcover Planting

Shrub plants to be planted at 2 to 3 plants per m² and groundcovers at 6 to 7 per m². Transplants and container grown shrubs shall be of the size stated and conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

Planting pockets 400x400x300mm deep with cultivated and evenly incorporated: organic manure 100mm layer over area of pit, fertiliser 35g, 75mm depth bark mulch dressing on completion of planting.

Maintenance

A Landscape Management & Maintenance Plan has been prepared to accompany this drawing that includes details on weeding, spot herbiciding, watering, planting management, control of insects/diseases and grass mowing.

Initial landscape operations will be undertaken by an BALI member. The Contractor will be responsible for plant establishment and one year of establishment maintenance. The Landscape Architect will visit site at end of this year and produce a snagging list identifying all defects and outstanding items. Any trees or shrubs dying, damaged or removed will be replaced in the following planting season with plant of similar size and species.



Legend

	Site Boundary		Highway
	Site Boundary		Site Boundary

Softworks Legend

	Wildflower Roof
	Seeded native wildflower meadow species. Refer to Supplier's specifications.
	Biosolar Roof
	Seeded native wildflower meadow blankets with PV Panels. Refer to Supplier's specifications.

Description	Revision Notes	XX / XX	DD/MM/YY	00
Status: PLANNING		By / Chk	Date	Rev
Hawarden House, 163 Upper Newtownards Road, Belfast, BT4 3HZ T: +44 (0) 28 9029 8020 E: info@parkhood.com parkhood.com				
Client: FUSION				
Project: Lordship Lane, Wood Green London				
Title: Softworks - Roof Plans				
Job No: 7962		Scale@A1	1:250	Date: November 2023
Drawing Number				
Project	Originator	Volume	Level	Type
7962	PHL	SW	ZZ	DR
	Role	Number	Revision	
	L	2303	00	