

JAMES BLAKE

A S S O C I A T E S

Ecological Enhancement and Protection Strategy

for

Brunel Walk, London

On behalf of

Selsdon Building Contractors Ltd

May 2024

© James Blake Associates Ltd 2024

James Blake Associates Ltd
34-52 Out Westgate
Bury St Edmunds, Suffolk IP33 3PA

Registration no.: 08169866 | VAT no.: 512 4127 91

01284 335797
Jamesblake@jba-landmarc.com
www.jba-landmarc.com



Revision	Purpose	Originated	Checked	Authorised	Date
A	Update to lighting strategy	NP	SW	JBA	May 2024
Job Number: 24/009		JAMES BLAKE A S S O C I A T E S Title: Ecological Enhancement and Protection Strategy for Brunel Walk, London			

Disclaimer

James Blake Associates Ltd have made every effort to meet the client’s brief. However, no survey ensures complete and absolute assessment of the changeable natural environment. The findings in this report were based on evidence from thorough survey: It is important to remember that evidence can be limited, hard to detect or concealed by site use and disturbance. When it is stated that no evidence was found or was evident at that point in time, it does not mean that species are not present or could not be present at a later date: The survey was required because habitats are suitable for a given protected species, and such species could colonise areas following completion of the survey.

This report was instructed by Selsdon Building Contractors Ltd. Neither James Blake Associates Ltd nor any associated company, nor any of their employees, nor any of their contractors, subcontractors or their employees, makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or any third party’s use of the report.

© **James Blake Associates Ltd 2024** (Copyright of this report remains with James Blake Associates Ltd:
Content must not be reproduced, in whole or part, without formal written consent.

CONTENTS

NON-TECHNICAL SUMMARY 4

1. INTRODUCTION 5

2. ECOLOGICAL ENHANCEMENT AND PROTECTION STRATEGY 8

3. CONCLUSION 14

REFERENCES..... 15

APPENDIX 16

Non-technical Summary

Site:	Brunel Walk, London
Ordnance Survey National Grid Reference:	TQ 33091 89067
Report Commissioned by:	Selsdon Building Contractors Ltd
Date of report:	May 2024

Considerations	Description	Potential impacts
Production of an ecological enhancement strategy	Enhancement measures include the provision of bat and bird boxes, bee bricks and posts. Habitat creation will also provide a gain in the ecological value of the site post construction.	Maintaining and enhancing the suitability of the site for a variety of wildlife, inclusive of birds, bats and invertebrates.
Discharge of conditions relating to ecology	This report should enable the discharge of Condition 26.	

1. INTRODUCTION

Background

- 1.1 James Blake Associates Ltd. (JBA) was commissioned by Selsdon Building Contractors Ltd to provide an Ecological Enhancement and Protection Strategy for a development at Brunel Walk, London (Ordnance Survey National Grid Reference: TQ 33091 89067, taken from the centre of the site).
- 1.2 Planning permission (ref: HGY/2022/2723) was granted by Haringey Council on the 4th April 2023. This permitted the redevelopment of the site to provide 45 new Council rent homes in four buildings ranging from 3 to 4-storeys high including 39 apartments and 6 maisonettes. Provision of associated amenity and play space, cycle and refuse/recycling stores and 4 wheelchair parking spaces. Reconfiguration and enhancement of existing parking areas and outdoor communal areas and play spaces on the Turner Avenue Estate. As part of the permission, a condition relating to ecology was imposed. Specifically, this reads;

Condition 26: *‘(a) Prior to above ground works, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.*

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.’

- 1.3 As part of the planning procedure, ecological information for the site was formerly prepared by EPR in 2022. This confirmed that the site comprised of groups of two storey apartment blocks, set among trees and amenity grassland/bare ground whilst Turner Avenue comprised of four apartment blocks with open space and mature trees to the east. Collectively, the ecology surveys included preliminary inspections of the buildings and trees for bat roost

potential, and bat emergence surveys to ascertain the presence/likely absence of this group at the site. The preliminary bat roost assessments concluded the following;

- **Brunel Walk buildings** – low suitability
- **Turner Avenue buildings** – negligible suitability
- **Trees** – one moderate and three low suitability trees recorded

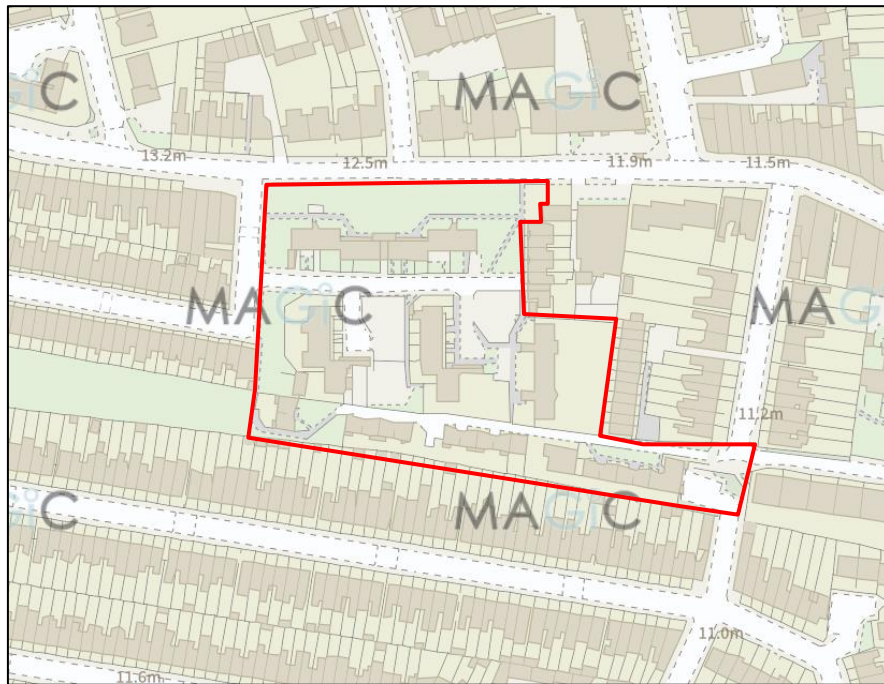
1.4 The bat emergence surveys did not record any evidence of roosting bats at the site therefore it was concluded that this group are likely absent and were not a constraint to the development proposals.

1.5 As bat surveys only provide a snapshot of time, given their suitability, the removal of the low and moderate potential trees were recommended for removal under a working method statement, with other mitigation measures to include a Construction Environmental Management Plan (CEMP), sensitive lighting strategy and Landscape and Ecology Management Plan.

1.6 Further consideration was given to how the development may impact on Internationally, nationally and locally designated sites. Through the preparation of a Habitats Regulations Assessment, it was concluded that there would be no notable impact.

Site Location

1.7 The site is located within the town of Tottenham, north London. The local surroundings are heavily urbanised, predominantly consisting of residential dwellings. Greenspace is provided through the provision of gardens and recreational areas. Of note, a series of reservoirs were recorded 1.35km south-east respectively. The location of the site is indicated by the red line boundary in Figure 1 below.

Figure 1: Site location plan

Reproduced from Magic Map Application by permission of licence number 100022861 (c)

Aims and objectives

- 1.8 The aim of this report is to provide an Ecological Enhancement and Protection Strategy for the site to be used in support of the development and to enable the discharge of Condition 26 of the granted planning permission.

Wildlife Legislation and Planning Policy

- 1.9 The relevant wildlife legislations and planning policies are listed below:
- Wildlife and Countryside Act, 1981 (as amended) (WCA). [Amended by the Countryside and Rights of Way Act (2000)].
 - The Natural Environment and Rural Communities Act, 2006 (NERC).
 - The Wild Mammals (Protection) Act, 1996.

2. ECOLOGICAL ENHANCEMENT AND PROTECTION STRATEGY

Purposes and conservation objectives for the proposed works

- 2.1 The purpose of the proposed works outlined within this document is to maintain and enhance the development post-construction for biodiversity, and to put forward measures to protect existing ecological features and species during the course of the construction works.

Landscape Masterplan

- 2.2 The landscape masterplan that has been prepared for the site by Christina Odell (2024), shows a wealth of integrated greenspace into the design. This includes designated recreational spaces for residents, paired with sympathetic planting to enhance the overall site area for biodiversity. This includes the provision of the following;

- Green roofs
- Wildflower meadows
- Mixed native hedgerows;
- Rain gardens with a perennial mix;
- Ecological shrub and perennial mix;
- Ecological shrub mix;
- Ecological perennial mix;
- Multistem and standard trees.

- 2.3 The inclusion of the above, provides clear ecological benefits across the site in a primarily urban location.

Biodiversity Net Gain

- 2.4 The Ecological Impact Assessment prepared for the site by EPR in 2022 prepared relevant Biodiversity Net Gain information, whereby the baseline was calculated using current habitat types, with the relative net gain percentage calculated based on the proposed habitat creation (taken from landscape plan 5350-OOB-ZZ-01-DR-L-0005_P05. The details of this are summarised in Table 1 below.

Table 1: BNG calculations

BNG component	Developed land; sealed surface	Vegetated garden	Un-vegetated garden	Introduced shrub	Urban trees	Modified grassland	Other neutral grassland	Rain garden	Green roof
<i>Baseline</i>	0.88ha	0.04ha (retained)	0.01 ha		(total of 55)	(0.51 ha)			
<i>Retained/ enhanced</i>	0.55ha retained	retained			(total of 35)	(0.18ha)	(0.03ha of modified grassland enhanced to achieve other neutral)		
<i>Created</i>	0.12 ha	0.10ha		0.21ha	68 (0.034ha)	0.09ha	0.02ha	0.02ha	0.11ha
OVERALL BNG SCORE: 23.32%									

- 2.5 Please note that since this was undertaken, the landscaping plan has changed slightly, but at to the benefit of biodiversity i.e. inclusion of additional native hedgerows and shrub mix, this increasing the overall BNG score detailed above.

Enhancement measures

2.6 Further to the levels of habitat creation detailed above, additional measures to enhance the overall ecological interest of the site are proposed below. Principally, this includes the incorporation of artificial provisions into the new Blocks (A-C) such as wildlife boxes. Their respective recommended positioning is provided in the Appendix, whilst the details of the boxes are provided below;

2.7 *Bats*

To enhance the site for roosting bats, the following boxes will be included into the building design;

- **Block A (southern elevation)** - six integrated Habibat bat boxes
- **Blocks B / C (southern elevation)** – four integrated Habibat bat boxes.

Table 2: Proposed bat box

Box type	Image
Habibat bat box	
https://www.habibat.co.uk/bat-boxes	

2.8 *Birds*

To enhance the site for breeding birds the following boxes will be included into the building design;

- **Block A (northern elevation)** – eleven integrated swift boxes and three integrated sparrow terraces;
- **Block A (eastern elevation)** – five integrated swift boxes;
- **Blocks B / C (northern elevation)** – thirteen integrated swift boxes;

- **Blocks B / C (eastern elevation)** – nine integrated swift boxes and two integrated sparrow terraces.

Table 3: Proposed bird boxes

Box type	Image
Habibat swift box	 A photograph of a Habibat swift box, which is a small, rectangular, light-colored wooden structure with a dark, arched entrance hole on the side.
Habibat sparrow terrace	 A photograph of a Habibat sparrow terrace, which is a larger, rectangular, light-colored wooden structure with multiple small, circular entrance holes on the side.
https://www.habibat.co.uk/bird-boxes	

Invertebrates

2.9 To enhance the site for invertebrates the following provision will be included into the development design;

- **Toddler play space (south-eastern corner)** – two bee posts positioned within the area of wildflower grassland with the whole south facing.
- **Block A (southern elevation)** – four integrated bee bricks;
- **Blocks B / C** – four integrated bee bricks.

Table 4: Proposed bee post

Box type	Image
Bee post	 A photograph of a bee post, which is a tall, white, rectangular structure with a series of small, circular holes along its length, designed for bees to use as nesting sites.

Box type	Image
Bee bricks	
https://www.greenandblue.co.uk/	

2.10 The above artificial enhancement measures have been placed on suitable aspects specifically for the species concerned. Furthermore, the use of integrated products will ensure their long-term viability through located away from opportunities for vandalism/removal, whilst being positioned at significant heights, whereby the boxes are located away from the influences of lighting. Based on the site's locality, the primary groups/species of fauna that the site could attract includes the following;

- Common species of bats;
- Common species of birds but could also support species of conservation priority;
- Common invertebrates.

2.11 The development will support and protect local wildlife and natural habitats through clear means of onsite habitat creation (demonstrated through the BNG calculation). The Masterplan shows the division of the outside spaces to benefit both local residents and biodiversity, immersing people directly within the areas of planting. The methods proposed are sympathetic with the urban environment and are displayed in an innovative way.

2.12 The combination of both habitats and nesting/roosting opportunities for bats, birds and invertebrates will increase the likelihood of them taking up occupancy of the site.

Sensitive lighting scheme

2.13 As demonstrated in Appendix B, external lighting is proposed around the new landscaping to facilitate safe pedestrian access. The following lighting has been proposed;

'Abacus Lighting 5.5mt base hinged spring-operated raise and lowering galvanised steel column with access door & with grass flake root protection, the column should be painted black (RAL9005).

Lanterns: -

The Urbis Axia Gen 2.1 16LED Narrow Beam lantern will be the new lighting unit with electronic dimmable driver with a 7 (Seven) pin nema socket. The control unit will be an external CMS Node manufactured by Urbis Lighting. The finished colour of the lantern black (RAL9005).'

2.14 Due to the area being susceptible to bad anti-social behaviour issues, it is integral that the site is sufficiently light. As some of the lighting falls close to new and existing vegetation (particularly the retained trees to the east of the site), the following methods should be adopted onto the proposed lighting columns to limit any adverse light spill;

- Lights to face away from vegetation such as trees;
- Fixing shields around the lanterns to direct the light away from sensitive habitats;
- A warm white spectrum (ideally <2700Kelvin) should be used to reduce blue light;
- Luminaires should feature peak wavelengths greater than 550nm to avoid the element of light most disturbing to bats;
- Luminaires shouldn't have an upward tilt so as to ensure there is little to no upward light distribution.

2.15 Lighting is not proposed on the buildings themselves, whilst the proposed bat boxes are positioned at high levels therefore should remain unaffected by external lighting.

3. CONCLUSION

- 3.1 An Ecological Enhancement and Protection Strategy has been drawn up which will provide plentiful provisions for both breeding birds, roosting bats and invertebrates. This takes place through the avenue of habitat creation and artificial boxes.
- 3.2 A Biodiversity Net /gain Assessment undertaken by EPR in 2022 concluded a 23.32% increase in the ecological value post-development. This is achieved through the implementation of a well devised landscape plan to connect people and nature together.
- 3.2 The Ecological Enhancement and Protection Strategy was required by the grant of outline planning permission, and as such, this report should enable Condition 26 to be discharged satisfactorily.

REFERENCES

EPR (2022) Brunel Walk redevelopment and Turner Avenue Estate Improvements [report]

Christina Odell (2024) Landscape Masterplan General Arrangement [plan]

Web references:

Habibat:

<https://www.habibat.co.uk/>

Green and Blue:

<https://www.greenandblue.co.uk/>

APPENDIX

Appendix A. Proposed enhancement locations



5 Proposed North Elevation



2 Proposed East Elevation



3 Proposed South Elevation



4 Proposed West Elevation

KEY



Integrated swift box



Integrated sparrow terrace



Integrated bat box



Integrated bee brick

Site Location:

Brunel Walk

Drawing Title:

Ecological Enhancement and Protection Plan (1)

JAMES BLAKE
ASSOCIATES



① Proposed North Elevation



② Proposed East Elevation



③ Proposed South Elevation



④ Proposed West Elevation

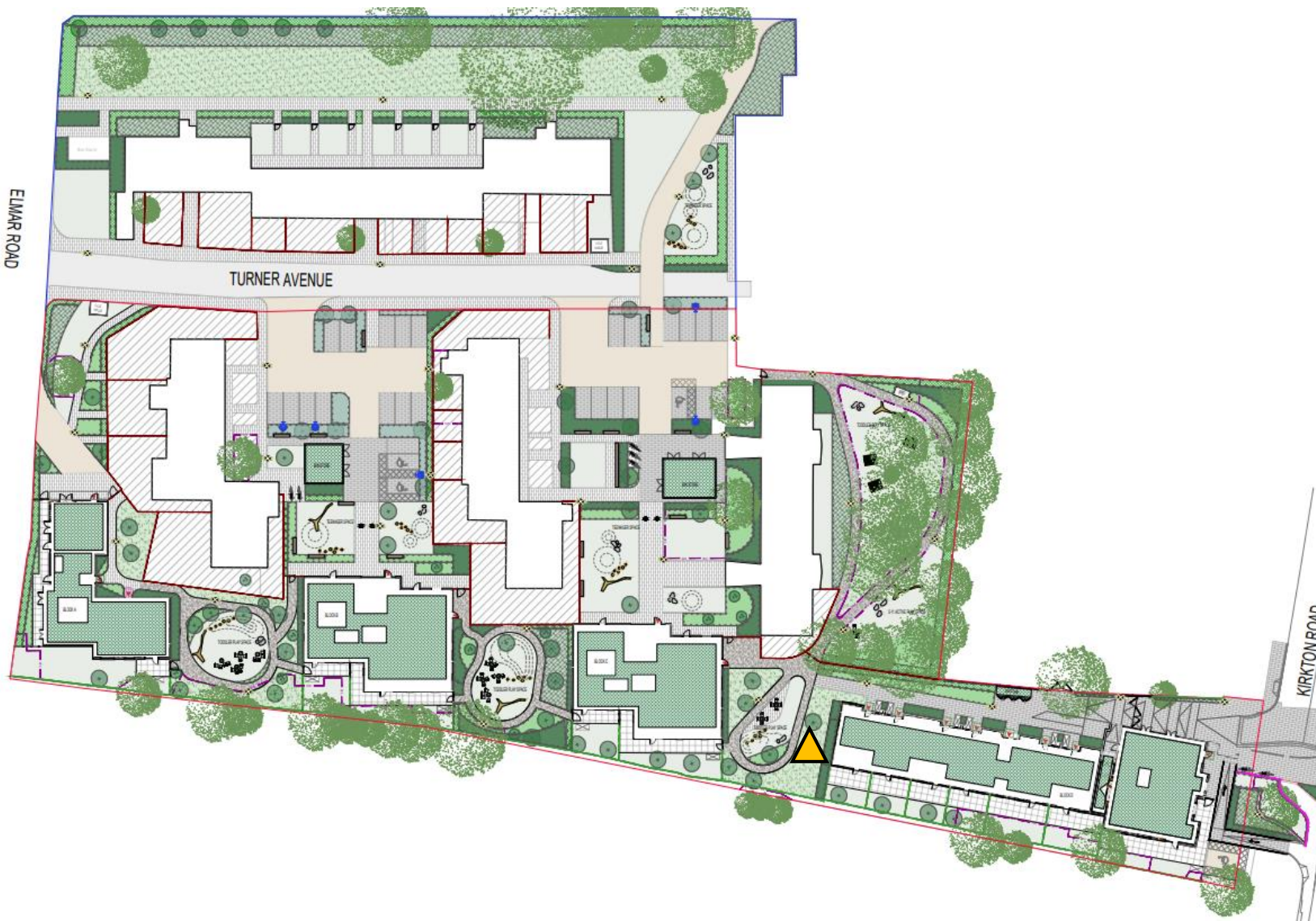
KEY

-  Integrated swift box
-  Integrated sparrow terrace
-  Integrated bat box
-  Integrated bee brick

Site Location:
Brunel Walk

Drawing Title:
Ecological Enhancement and Protection Plan (2)

JAMES BLAKE
ASSOCIATES



KEY



x2 bee posts in approximate area (holes to face south)

Site Location:
Brunel Walk

Drawing Title:
Ecological Enhancement and Protection Plan (3)

JAMES BLAKE
ASSOCIATES

Appendix B. Lighting scheme



- Landscape Key
- Existing tree
 - Existing tree to be removed
 - Proposed tree
 - CCTV Camera
 - External lighting
 - External lighting feeder pillar

Client:
LB Haringey

GENERAL NOTE:
This drawing is to be read in conjunction with all other drawings including structural, mechanical & electrical engineer's drawings.
Do not scale from this drawing. All areas and dimensions are approximate and subject to change.
All dimensions to be confirmed on site any discrepancies are to be notified to the Contract Administrator.
All details are indicative of design intent. Specialist design subcontractors are to develop and co-ordinate final details for the contract administrator's comments.
All installations are to be in accordance with manufacturers recommendations, any discrepancy is to be notified to the contract administrator immediately.
Kiran Curtis Ltd. accepts no responsibility for the accuracy of the existing building survey upon which these drawings are based.
All drawings and specifications are issued for the planning application and indicate the design intent.
This drawing is prepared for the sole use of the London Borough of Haringey.
Kiran Curtis Ltd. accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
This drawing is not for construction it is unsuitable and should not be used for construction purposes.
To complete the Technical Design further design development will be required including but not limited to coordination of designs and information with other consultants, specialist subcontractors, manufacturers and suppliers, compliance with the Employers Requirements and all other statutory and technical requirements and the production of construction issue information.
This drawing is protected by copyright and must not be copied or reproduced without the written consent of Kiran Curtis Ltd.

Notes:

FOR PLANNING

Q	22/10/07	Dry riser added to DB000/07	MB	KC
N	22/09/29	Issued for Planning	MB	KC
M	22/08/13	Issued for Information	MB	KC
L	22/08/23	Roofscape and landscape revision	MB	KC
K	22/08/05	Reviewed Reiers	MB	KC
J	22/07/15	Issued for Design Freeze	MB	KC
I	22/07/04	Issued for Design Freeze	MB	KC
H	18/05/22	Issued for Information	JS	CM
G	19/04/22	WIP for Planning	JS	CM
F	01/04/22	Pre Application 3	JS	JAS CM
E	23/03/22	WIP for Planning	JS	JAS CM
D	21/12/06	Issued for Information	MB	CM
C	21/10/13	Issued for Information	MB	CM
B	21/08/27	Stage 2 Pre-App Design Freeze	MB	WO CM
A	21/08/02	Issued for Information	MB	WO CM
-	21/07/29	Issued for Information	MB	WO CM
REV	DATE	DESCRIPTION	DWN	CHK

Project:
0552 - Brunel Walk

Drawing Title:
Proposed Ground Floor Plan - Full Site

Drawing Number:
PL_1001

Scale:
1 : 250

Paper Size:
A1

Revision:
O

KC+A

Designing Brighter Futures
Architecture Urban Design Planning

+44 (0)20 7336 0999
enquiries@kcaarchitects.co.uk
www.kcaarchitects.co.uk

Kemp House
152 - 160 City Road
London EC1V 2NX