

HalpinRobbins

Ecology & Environmental Services

PRELIMINARY ECOLOGICAL APPRAISAL

ROYAL RICHMOND HOSPITAL, KEW FOOT ROAD, RICHMOND

OS GRID REFERENCE: TQ 18154 75563



Issue Date: 27 August 2018
Project Number: 2018017
Report Number: 5010
Version: 001

HalpinRobbins Ltd
Greenfields, Tone Hill, Wellington, Somerset, TA21 0AY
www.halpinrobbins.co.uk | info@halpinrobbins.co.uk | (01823) 299066

Confidentiality, Copyright and Reproduction:

This report was prepared by HalpinRobbins Limited (HRL) solely for use by UKI Richmond Ltd (client). This report is not addressed to and may not be relied upon by any other person or entity for any purpose without the prior written permission of HRL. HRL, its directors and employees accept on responsibility or liability for reliance or use of this report (whether or not permitted) other than by the aforementioned client for the purpose for which it was originally commissioned and prepared.

In producing this report, HRL has relied upon information provided by others. The completeness or accuracy of this information is not guaranteed by HRL but every effort has been made to ensure that the information is accurate and that the opinions expressed regarding the information are sound. However, HRL cannot be made liable for any errors or omissions or for any losses or consequential losses resulting from decisions based on the information.

REVISION AND AMENDMENT REGISTER

Version	Status	Changes	Date
1	FINAL	Not Applicable	27-08-2018
2			
3			
4			
5			

CONTENTS

REVISION AND AMENDMENT REGISTER.....	I
1 EXECUTIVE SUMMARY.....	1
2 INTRODUCTION.....	3
2.1 PROPOSED WORKS	3
2.1.1 Location.....	3
2.2 PREVIOUS SURVEYS.....	4
2.3 SURVEY LIMITATIONS	4
2.4 ASSESSMENT LONGEVITY.....	4
3 METHODOLOGY	5
3.1 DESK STUDY	5
3.2 FIELD STUDY.....	5
4 RESULTS.....	6
4.1 DESIGNATED NATURE CONSERVATION SITES	6
4.2 PROTECTED AND NOTABLE SPECIES APPRAISAL.....	6
4.2.1 Flora (excluding trees).....	6
4.2.2 Flora (trees).....	6
4.2.3 Birds	7
4.2.4 Mammals (excluding bats).....	7
4.2.5 Mammals – Bats	7
5 RECOMMENDATIONS	8
5.1 KEY RECOMMENDATIONS	8
5.2 ADDITIONAL RECOMMENDATIONS.....	8
6 SITE PHOTOGRAPH.....	10
7 BREEAM – CHECKLIST	11

1 EXECUTIVE SUMMARY

This summary is an extract of the report. Please ensure the report is read in its entirety for detailed survey findings and recommendations.

INTRODUCTION

HalpinRobbins Limited was commissioned to undertake a Preliminary Ecological Appraisal a Richmond Royal Hospital, Kew Foot Road, Richmond, London to help support and advise the refurbishment of the building and surrounding area for residential and healthcare purposes, including a BREEAM assessment.

The site is approximately 0.4 ha (0.9 acres) and comprises a single building with enclosed car park (circa 30 cars) and associated hard landscaping.

RESULTS

The site is typical of a maintained services building with associated features and minimal landscaping.

No protected or notable species, or signs thereof, were observed or recorded during the survey.

Although the site is within 150m of the Royal Mid-Surrey Golf Course Site of Importance for Nature Conservation (SINC), the type of works proposed is unlikely to generate significant impact to affect the ongoing operation and flora and fauna composition of the SINC.

RECOMMENDATIONS

Key recommendations - measures that should/must be adopted to comply with the criteria in current EU and UK legislation.

- If any external light is associated with the operation of the site it should be directional, orientated to light only access paths and doorways, less than 2000 lumens and controlled via an adjustable fitted timer or sensor to reduce the amount of 'lit time'.
- Prior to works starting on site, all site workers will receive an induction or 'tool box talk'. This will cover the following:
 - the legal status of the relevant wildlife with potential to or known to be present on site;
 - the working strategy for the project; and
 - the procedure should any protected species be encountered.
- Avoid using any schedule 9 plant species within any landscape proposal, if relevant
- Maintain a watching brief for protected and notable species during works.

Additional recommendations - measures that could be adopted to go beyond the criteria in current EU and UK legislation.

- Incorporation of soft landscaping within the final design to include native, nectar rich flowers and shrubs. Managed in accordance with an appropriate management plan.
- Inclusion of, no more than four (4) bird boxes, insect bricks, insect houses or a mix within the soft landscaping or attached to the building. Bird boxes should have entrance holes between 25-32mm diameter.

2 INTRODUCTION

HalpinRobbins Limited was commissioned to undertake a Preliminary Ecological Appraisal a Richmond Royal Hospital, Kew Foot Road, Richmond, London to help support and advise the refurbishment of the building and surrounding area for residential and healthcare purposes, including a BREEAM assessment.

The methodology used for the appraisal has been designed to examine the ecology of the site based on a field survey and an appraisal of the surrounding biodiversity using data obtained from a variety of sources to meet the following objectives:

- Examine baseline data of existing flora and fauna of the site and identify their conservation importance.
- Identify any evidence of protected species or species of ecological importance and evaluate the likely impact on these species.
- Identify any environmentally designated sites at or near the location and evaluate the likely impact on these sites.
- Establish the role the site plays in the surrounding biodiversity.
- Establish the presence or absence of reptiles on site.

2.1 Proposed Works

It is proposed to refurbish the existing building for residential and healthcare purpose with modification of the car park to provide both suitable parking and an additional green space area.

2.1.1 Location

The site is approximately 0.4 ha (0.9 acres) and comprises a single building with enclosed car park (circa 30 cars) and associated hard landscaping.

Within the carpark and hard landscaping are flower beds and areas of low shrubbery.

To the north, east and south of the site are residential properties with associated infrastructure.

To the west is Kew Foot Road which separates the site from Richmond Athletic Ground.

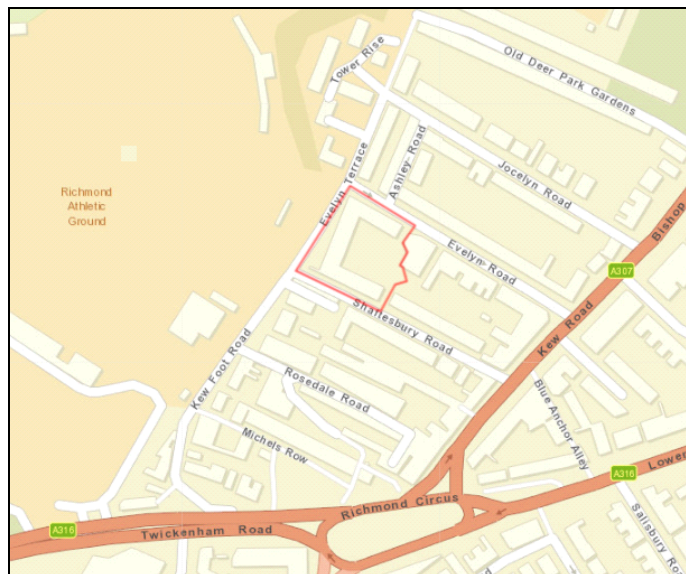


Image 1. Location of site (red outline)

2.2 *Previous Surveys*

No previous survey reports for the site have been found, reported or reviewed as part of these works.

2.3 *Survey Limitations*

This Preliminary Ecological Appraisal Report (PEAR) records the habitats, flora and fauna evident on the day of the site visit. It does not record any flora or fauna that may appear at other times of the year, and as such, were not evident at the time of the field survey.

The Preliminary Ecological Appraisal (PEA) was undertaken on 09 August 2018. No other surveys were undertaken.

Historic ecological records data for rare, threatened or protected species, species with a Biodiversity Action Plan or statement, species with a notable status or invasive species have been limited to records within 10 years of the assessment date.

PEAs are not intended to produce a comprehensive list of plants and animals but to evaluate the ecological resources within the site and thus identify potential issues of ecological relevance to the proposed works.

Due to the number of species and habitats that exist within the United Kingdom the report concentrates on those species and habitats that have been recorded through historic records and field survey only, unless otherwise requested by the client, local authority or national regulatory body, where applicable.

2.4 *Assessment Longevity*

If no action or development of this land takes place within twelve months of the date of this report, the findings of this survey can no longer be considered reliable and should be repeated.

3 METHODOLOGY

3.1 Desk Study

A 1km biological record search was undertaken to determine records held for the site and the surrounding area. A number of organisations hold environmental information regarding ecology, conservation and management for private and public areas within the county. These include Forestry Commission, National Trust, Woodland Trust and Local Ecological and Environmental Record Centres.

Local ecological records data report reference 12224.

Other web-based resources were consulted and cross-referenced, with the data from ecological organisations, to increase the validity of the records obtained and used within this report and to gather any other additional species/habitat observations.

3.2 Field Study

The site and its immediate surroundings were considered in terms of habitats, protected species present and the potential for supporting legally protected and notable species.

The potential for habitats to support legally protected species is important as legal protection of some species extends to the habitats they depend on, as well as the individuals themselves.

The PEA field survey was undertaken on 09 August 2018 and weather conditions were dry, clear.

The survey used JNCC Phase 1 Habitat Classification combined with species specific field observation techniques to provide a standardised system to record natural and semi-natural vegetation, other wildlife habitats and indication of protected species potential. The approach is designed to cover a variety of habitat types relatively rapidly and presents a basic assessment of habitat type and potential importance for nature conservation.

Joint Nature Conservation Committee (JNCC) is the statutory adviser to Government on UK and international nature conservation with its work contributing to maintaining and enriching biological diversity, conserving geological features and sustaining natural systems.

Observations during the survey included:

- field signs of protected species such as burrows, latrines, pathways, feeding remains;
- individual protected species – flora and fauna;
- botanically diverse habitats;
- invasive non-native species;
- habitats with the potential to support protected species;
- habitat connectivity to surrounding habitats.

The nature conservation value of ecological features that may be affected by development (ecological receptors) is adapted from the Chartered Institute of Ecology & Environmental Management (CIEEM) guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

4 RESULTS

4.1 *Designated Nature Conservation Sites*

The following designated nature sites are found within 1km of the proposed development site:

- River Thames and Tidal Tributaries – Site of Importance for Nature Conservation (SINC) – 950m north
- Royal Botanic Gardens: KEW – SINC – 475m north
- Royal Mid-Surrey Golf Course – SINC – 140m north and west
- Twickenham Road Meadow – SINC – 800m southwest

The site is within close proximity to the SINC Royal Mid-Surrey Golf Course but has no direct connectivity to it.

Both the proposed refurbishment and operational works on site are unlikely to generate any impacts or issues that could significantly affect any of the SINC's habitat or species.

4.2 *Protected and Notable Species Appraisal*

4.2.1 *Flora (excluding trees)*

There are over 200 records for flora within 1km of the site; no species are precisely recorded within the development site.

The vegetation on site is common and characteristic of a well-managed amenity area; no further survey for flora is recommended.

4.2.2 *Flora (trees)*

There are over 50 records for trees within 1km of the site; no species are historically precisely recorded within the development site

There are a number of trees species^{1,2} within the proposed site working area that will be removed, these include Cherry, Oak and Holly. The current condition of these specimens places them as shrubs with low ecological value.

¹ Palm Developments Ltd v Secretary of State for Communities and Local Government in 2009, Mr Justice Cranston: "Tree" is anything that would ordinarily be regarded as a tree, including samplings.

² This report defines a tree as a woody plant with a single main stem with a diameter of over 150mm at 1500mm above ground level.

There are two trees, outside of the proposed working area that are of significant ecological value:

1. OS Grid Reference TQ 18184 75528 – Site entrance from Shaftesbury Road, south boundary
2. OS Grid Reference TQ 18129 75551 – Site southwest boundary corner. Corner of Kew Foot Road and Shaftesbury Road

There is no intention to disturb these trees as part of the project.

4.2.3 *Birds*

There are over 200 records for birds recorded historically within 1km of the site and no species are precisely recorded within the development site.

During the site walkover no birds were seen and no signs of bird activity were observed, including both the outer landscaped areas and the building.

It is not recommended to do any further survey works but all works should progress under a watching brief.

4.2.4 *Mammals (excluding bats)*

A single historic record for hedgehog is found within 1km of the site; none are precisely recorded within the development site.

The site has no connectivity to the recorded location and has poor, low preference habitat on site. No further survey work is recommended.

4.2.5 *Mammals – Bats*

There are over 100 records for bats with 1km of the site.

All species of bat are afforded legal protection under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats Species Regulations (2017) (as amended). All species of bat are European Protected Species (EPS).

The site was inspected both internally and externally by a class 2 licenced bat surveyor. No bats or signs of presence were observed.

The site may be subject to commuting and foraging bats but is unlikely to support roosting. No further survey for bats is recommended, but future development of the site should consider bat friendly features such as limited lighting schemes.

5 RECOMMENDATIONS

The following recommendations are based on the principles of established survey techniques and comply with relevant best practice guidelines set out by the Chartered Institute for Ecology and Environmental Management (CIEEM).

The following recommendations are broken down into key and additional recommendations for the project.

5.1 *Key recommendations*

Key recommendations are measures that should be adopted to enhance and protect flora and fauna and the ecological value of the site to comply with the criteria in current EU and UK legislation relating to protected species and habitats.

- If any external light is associated with the operation of the site it should be directional, orientated to light only access paths and doorways, less than 2000 lumens and controlled via an adjustable fitted timer or sensor to reduce the amount of 'lit time'.

Reason: Protection of adjacent habitat use by species, such as bats, active during the night.

- Prior to works starting on site, all site workers will receive an induction or 'tool box talk'. This will cover the following:
 - the legal status of the relevant wildlife with potential to or known to be present on site;
 - the working strategy for the project; and
 - the procedure should any protected species be encountered.

Reason: To protect all European protected and notable species in accordance with international and UK law.

- Avoid using any schedule 9 plant species within any landscape proposal, if relevant

Reason: To prevent the spread of invasive species in accordance with UK law.

- Maintain a watching brief for protected and notable species during works.

Reason: To protect all European protected and notable species in accordance with international and UK law.

5.2 *Additional recommendations*

Additional recommendations are measures that could be adopted to enhance and protect flora and fauna and the ecological value of the site and go beyond the criteria in current EU and UK legislation relating to protected species and habitats.

- Incorporation of soft landscaping within the final design to include native, nectar rich flowers and shrubs. Managed in accordance with an appropriate management plan.

Reason: To provide an additional micro-island habitat on site and in the local area.

- Inclusion of, no more than four (4) bird boxes, insect bricks, insect houses or a mix within the soft landscaping or attached to the building. Bird boxes should have entrance holes between 25-32mm diameter.



Plate 5. Example Insect Bricks

An example of an Insect Brick can be found and sourced at <https://greenandblue.co.uk/product/bee-brick/>
(Please note this is not an endorsement of this product)

Reason: To provide an additional small animal housing on site and in the local area.



Plate 1. Basement



Plate 2. Basement



Plate 3. Carpark and building facing south



Plate 4. Meadow to north of site



Plate 5. Tree at TQ 18129 75551 – Site southwest boundary corner. Corner of Kew Foot Road and Shaftesbury Road



Plate 6. Tree at TQ 18184 75528 – Site entrance from Shaftesbury Road, south boundary.

7 BREEAM – CHECKLIST

BREEAM Refurbishment 2012: Domestic Buildings – Man 05 Protection and Enhancement of Ecological Features

Section A: Contact Details

Ecologist's Details

Company name: **HalpinRobbins Limited**
Company address: **Greenfields, 64 Tone Hill, Wellington, Somerset, TA21 0AY**
Contact name: **Adam Robbins**
Contact telephone number: **01823 299066**
Ecology Report Reference:

Developer / Client Details

Company name: **UKI Richmond Ltd**
Company address: **Chelsea House, West Gate, London, W5 1DR**
Contact name:
Contact telephone number:

Development Details

BRE Reference Number:
Development Name:
Development Address: **Royal Richmond Hospital, Kew Foot Road, Richmond, London, TW9 2TE**

Section B1: Ecologist's Qualifications

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

Yes No

If Yes, please provide details:

Bachelor of Zoology (Honours) from University of Wales, Aberystwyth

Masters of Science in Environmental Impact Assessment from University of Wales, Aberystwyth

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.

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

Yes No

If Yes, please provide details:

Practising ecologist (UK native, aquatic and terrestrial) since 2006. Advising both public and private sector clients;

Habitat and protected species surveys including assessments for BREEAM and Code for Sustainable Homes Assessments;

Principle ecologist of HalpinRobbins from 2010 and HalpinRobbins Limited from 2013

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.

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

Yes No

If Yes, please provide details:

Full Member of The Chartered Institute for Ecology and Environmental Management

Note: a full member of one of the following organisations will be deemed suitable: Chartered Institution of Water and Environmental Management (CIWEM); Institute of Ecology and Environmental Management (IEEM); 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 B1 then the BREEAM requirement for a 'suitably qualified ecologist' has not been met. The ecology report CANNOT be used to assess the Man 05 issue of BREEAM Domestic Refurbishment 2012 unless it is verified by an individual who is 'suitably qualified' (see section B2).

Section B2: Report Verification

Details on verifying an ecology report for BREEAM Domestic Refurbishment 2012 assessment:

The individual verifying the report must provide written confirmation that they comply with the definition of a 'suitably qualified ecologist' (as detailed in Section B1 above).

The verifier of the report must confirm in writing they have read and reviewed the report 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.*

Written confirmation from the third party verifier on all the points detailed under 1 and 2 above (for section B2) must be included in an appendix to this guidance (see section E).

If the appointed ecologist does not meet the criteria of a 'suitably qualified ecologist' and the report has not been verified by an individual who does meet these criteria, then the report CANNOT be used as evidence of compliance with the Man 05 issue of BREEAM Domestic Refurbishment 2012.

Section C: Site Survey

Have the findings of the ecology report been based on data collected from a site survey(s)?

Yes

No

If Yes, please provide details to confirm this (e.g. date(s) and scope of site survey(s)):

[The survey assessment of the site, takes due regard of the methodology, procedures and best practice guidelines of the Chartered Institute of Ecology & Environmental Management \(CIEEM\), including those for Preliminary Ecological Appraisal \(CIEEM, 2017\).](#)

[The Ecological Phase 1 Habitat Survey report undertaken on the 9 August 2018 achieves the following:](#)

- [a. Describes the habitats present on site and adjacent land to provide a site context.](#)
- [b. No JNCC Phase 1 Habitat Survey, 2007, map is provided as at 1:10,000 scale the site is a single black block only.](#)
- [c. The report provides recommendations in relation to the ecology present and potential for the site.](#)
- [d. Presents the information objectively.](#)

Note: The site visit(s) and survey(s) must be conducted at appropriate times of the year when it is possible to determine the presence, or evidence of the presence, of different plant and animal species.

Note: the contents of the ecology report must be representative of the site's existing ecology prior to the commencement of refurbishment works on site as shown in compliance note 16 (CN16).

If 'no' has been answered to question 1 of Section C then the ecology report CANNOT be used to determine compliance with the criteria of the Man 05 issue of BREEAM Domestic Refurbishment 2012.

Section D: Protection and Enhancement of Ecological Features

Protecting ecological features

Have any protected species been identified on site?

Yes

No

If yes, please give details.

If protected species have been identified, has the Statutory Nature Conservation Organisation (SNCO) been informed?

value:

Yes

No

Not Applicable

Please name the SNCO who has been informed.

Please provide a statement of how the protected species have been protected (see also CN2)

Please provide details in the schedule of evidence in Section E.

Have any features of ecological value been identified including those in CN1?

Yes

No

If yes, please provide a brief statement outlining how they will be maintained and adequately protected during refurbishment works.

Ecological enhancement

Have you provided recommendations for enhancing the sites ecology?

Yes

No

If yes, please provide a brief statement outlining the advice/ recommendations given on enhancing the ecological value of the site.

Section E: Schedule of Evidence

Copies of the following documentation are required to support the above statements and act as evidence of compliance with the Man 05 issue criteria of BREEAM Domestic Refurbishment 2012:

1. The suitably qualified ecologists site/project specific report
2. Written confirmation from the verifier of the ecology report (where necessary)
3. Any supplementary documentation e.g. maps, plans, drawings, letters/emails of correspondence, etc

Please include these details along with the appropriate reference to each document in the table below:

DOCUMENT	REFERENCE
Ecologist Report	2018023-5001

Section F: Signature of Validation

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

Name of ecologist : Adam Robbins

Signature of ecologist:



Date: 27 August 2018