



ROAVR | GROUP

Project: 25_PEA_03_44
Site: 79 Drakefell Rd, London SE14 5SH
Client: Renkap



[Supplementary Document - Survey Methodology PRA.](#)

[Supplementary Document - Potential Roosting Features.](#)

Project Number:	25_PEA_03_44
Report Type:	Preliminary Ecological Appraisal (PEAR)
Site Address:	79 Drakefell Rd, London SE14 5SH

Role:	Name:	Date:
Customer	Renkap	N/A
Surveyor	Antony Aslam	10/04/25
Consultant	Gwennan Butler	08/04/25
Author	Antony Aslam	11/04/25

Revision History		
Date:	Version number:	Summary of changes:
23/04/25	1.0	First Review (Internal)
24/04/25	1.0	First Issue

Summary:	
Report Number	25_PEA_03_44
Site Surveyed	Land at 79 Drakefell Rd, London SE14 5SH National Grid Reference: TQ 3593 7596
Purpose & Brief	Preliminary ecological appraisal commissioned by Renkap
Development Proposals	The proposed development entails the demolition of all existing structures within the site boundary to facilitate the construction of a new three-bedroom residential dwelling. The scheme will involve site clearance, groundworks, and associated landscaping within the footprint of the current buildings and surrounding hardstanding.
Methods	Desk Study UK Habitat Classification (UKHab) survey of the site. Assessment of likely significant effects as far as can be reasonably and proportionally known
Confirmed Ecological Constraints	None
Potential Ecological Constraints	Roosting bats Nesting birds
Recommendations For Further Survey Works	Bat presence / absence surveys Pre-works nesting bird check Production of wildlife sensitive lighting scheme
Opportunities For Ecological Enhancements	Bat boxes Bird boxes Native species planting

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

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Appendix 1: Site Location and Assessment Boundary

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Acknowledgements:

Data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and NBN Atlas.

Client Documents:

This report has been completed on the assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

Table: Documents provided by the client as of March 2025.

Plans provided by the client as of 14/03/25	
Location plan.pdf	

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Ecological Appraisal Report (PEAR) at 79 Drakefell Rd, London SE14 5SH.
- 1.2 The survey was comprised of a desktop study, which was undertaken in April 2025 and a site survey, which was carried out by Antony Aslam on the 10th April 2025.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application. Full details of the proposals can be found on the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 198.62 sqm and is centred on grid reference 'TQ 3593 7596'.
- 1.7 The site is situated in a suburban area in the London Borough of Lewisham Council control area. The site is located to the east of Peckham and is accessed via a side gate and pathway off Drakefell Road.
- 1.8 The site is located at 79 Drakefell Road, London SE14 5SH, within a predominantly residential area in the London Borough of Lewisham. The site occupies a relatively small urban plot, bordered on all sides by existing residential developments and located immediately south of a derelict plot. Access to the site is via a paved path running along the eastern boundary. The western boundary is defined by a line of semi-mature trees, while the southern edge is demarcated by a mixture of privet (*Ligustrum* spp.) hedging and scattered broadleaved trees typical of managed suburban landscapes. The majority of the site is comprised of dense, unmanaged mixed scrub vegetation, dominated by bramble (*Rubus fruticosus* agg.) and common nettle (*Urtica dioica*), contributing to a structurally diverse but ecologically common urban green space. This scrub extends beneath the linear tree cover along the western boundary and engulfs areas of hard standing around the centre of the plot.

Three disused buildings are present on site. Building B1 is a centrally located, single-storey structure with a flat, bitumen-felt overhanging roof in a state of disrepair, including damaged roofing fabric, ventilation ducts and exposed soffits - features potentially suitable for nesting birds or roosting bats. Building B2 is a wooden shed in comparatively better condition, positioned in the northeastern corner, while B3, a derelict corrugated metal outbuilding with what appears to be asbestos-containing roofing, is situated in the northwest and features multiple large entry points to the exterior. Despite the presence of built structures and hardstanding, the site retains a moderate degree of urban greening, with vegetation providing some ecological value, particularly for invertebrates and common urban fauna.

DEVELOPMENT PROPOSALS

- 1.9 The site is to be redeveloped with the demolition of all existing structures within the site boundary to facilitate the construction of a new three-bedroom residential dwelling. The scheme will involve site clearance, groundworks, and associated landscaping within the footprint of the current buildings and surrounding hardstanding.

SCOPE OF WORKS

1.10 The aims of this assessment were to:

- identify the likely ecological constraints associated with the proposed development;
- identify suitable mitigation measures (if required);
- determine whether further surveys are necessary;
- identify opportunities for ecological enhancement;

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, protected species and protected habitats within a 2km search area was sourced from DEFRA MAGIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 was omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

UKHAB SURVEY

- 2.4 A Preliminary Ecological Appraisal, comprised of a site walkover and mapping was undertaken by Antony Aslam on the 10th April 2025. The PEA was undertaken in line with CIEEM's 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Antony has been completing preliminary ecological appraisals for one year and regularly undertakes surveys of this scale. He has received professional training in all aspects covered in this report.
- 2.5 The survey was conducted from the ground. Habitats and features of importance were mapped using a GPS enabled handset.
- 2.6 A Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020). (Appendix 3).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.7 A Preliminary Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken during the site survey on 10/04/25. The PRA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

- 2.8 The survey included an active search for evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.10.1. PRFs of built structures are listed in Table 2.8.1. The lists are not exhaustive but show examples of the most commonly used roosting features of built structures and trees.

Table 2.8.1: Potential roosting features (PRFs) in built structures listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

Potential roosting features (PRFs) in built structures	
External	Internal
<ul style="list-style-type: none"> - Access/egress through windowsills, window panes and walls; - Behind peeling paintwork or lifted rendering; - Behind hanging tiles; - Weatherboarding; - Eaves; - Soffit boxes; - Fascias; - Lead flashing; - Gaps under felt (even including those of flats roofs); - Under tiles/slates; - Existing bat boxes; - Gaps in brickwork or stonework which provide access/egress to cavity or rubble-filled walls 	<ul style="list-style-type: none"> - Behind wooden panelling; - In lintels above doors and windows; - Behind window shutters and curtains; - Behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded windows; - Inside cupboards and in chimneys accessible from fireplaces; - Within attic roof voids; - The top of gable end or dividing walls; - The top of chimney breasts; - Ridge and hip beams and other roof beams; - Mortise and tenon joints; - All beams; - The junction of roof timbers, especially where ridge and hip beams meet; - Behind purlins; - Between tiles and the roof lining; - Under flat felt roofs

GROUND LEVEL TREE ASSESSMENT (GLTA)

- 2.9 A Preliminary Bat Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken by Antony Aslam during the site survey on 10/04/25. The GLTA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).
- 2.10 The survey included an active search for evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.10.1. The lists are not exhaustive but show examples of the most commonly used roosting features of trees.

Table 2.10.1: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.10.1. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
<ul style="list-style-type: none"> • Woodpecker holes • Squirrel holes • Knot holes • Pruning cuts • Tear outs • Wounds • Cankers • Compression forks • Butt rots 	<ul style="list-style-type: none"> • Lighting strikes • Hazard beams • Subsidence • Cracks • Shearing cracks • Transverse snaps • Welds • Lifting bark • Desiccation • Fissures • Frost cracks 	<ul style="list-style-type: none"> • Fluting • Ivy

Table 2.10.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)	
Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

2.11 A Site PRF Map was produced to show the location of built structures, trees and potential roosting features (PRFs). Habitats and features of importance were mapped using a GPS enabled handset.

SUITABILITY ASSESSMENT

2.12 The likelihood of occurrence of protected ecological features and species was ranked in accordance with the criteria listed in Tables 2.10.1 and 2.10.2. Likelihood of occurrence was assessed using data collected during the desk study and after evaluation of the habitats on-site (during the site survey) as to their likelihood to provide suitability for protected species (i.e. presence of breeding, nesting, roosting, foraging, commuting and/or refuge habitat for example).

Table 2.12.1: Criteria used to assess the likelihood of occurrence for protected ecological features and species on-site (excl. bats).

Likelihood of occurrence	Criteria
Present	Confirmed as present during the site survey or by confirmed historical records.
High	Species are known to be present within close proximity to the site (records present). Habitats on-site are of high quality for the species and/or likely to support a large population. The site is well connected to good quality habitat within the local area.
Moderate	Species are known to be present within the local area (records present). Habitats on-site are of moderate quality for the species and/or likely to support a moderate population. The site and connected habitats provide all of the ecological requirements of the species. Suitability of habitats on-site may be limited due to disconnectivity to the wider landscape, poor to moderate habitat available within the wider locality, and/or due to the presence of only a small area of suitable habitat.
Low	Few or no records of the species within the local area. Habitats on-site are of poor quality for the species and/or likely to support just a few individuals. The suitability of habitats may be limited due to disturbance, isolation and/or poor quality habitat available within the wider locality. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats (if all required ecological requirements for the species are present).
Negligible	While presence cannot be absolutely discounted, the site includes very limited or poor quality habitat for a particular species. Connected habitats do not fulfil the ecological requirements of the species. There are no local records and/or the site is outside the known national range of the species.

Table 2.12.2: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.

Low	<p>A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).</p> <p>A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.</p>	<p>Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat).</p> <p>Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.</p>
Moderate	<p>A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).</p>	<p>Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.</p>
High	<p>A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.</p>	<p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats.</p> <p>Site is close to and connected to known roosts.</p>

ECOLOGICAL CONSTRAINTS AND MITIGATION

2.13 An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was made following CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

2.14 Only one site visit was undertaken, therefore, a full evaluation of species present throughout the year could not be made. Therefore, there were seasonal constraints to species identification. However, the data collected during the site survey was sufficient to make an appropriate assessment of the site.

2.15 The site maps shown in Appendix 3 were produced from an Ordnance Survey Tile purchased from our mapping supplier. A site walkover with a GPS enabled handset was used to inform the location and extent of existing

habitats shown on the appended mapping and is as accurate as possible but some error must be allowed for without a full topographical survey.

3 Policy and Legislative Context

- 3.1 This section includes the legislative context of those protected species or other notable species that are recorded on-site, or have the potential to be present on-site. Details on specific legislation for other protected or notable species that have not been identified as being present, or having the potential to be present, are not included below.

NATIONAL PLANNING POLICY

- 3.2 The introduction of the National Planning Policy Framework (NPPF) in March 2012 sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so and is a material consideration for local planning authorities in determining applications.
- 3.3 Planning Practise Guidance is relevant covering the Natural Environment alongside the NPPF. Therefore features of ecological value should be considered in the context of conserving and enhancing the natural environment.
- 3.4 The Government's objectives for planning are to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology and to contribute to rural renewal and urban renaissance.

LOCAL PLANNING POLICY

- 3.5 This report has been commissioned in order to comply with London Plan chapter 8 'Green Infrastructure and Natural Environment' and the following policies:
- POLICY G1 - GREEN INFRASTRUCTURE
 - POLICY G6 - BIODIVERSITY AND ACCESS TO NATURE
 - POLICY G7 - TREES AND WOODLAND

<https://www.london.gov.uk/programmes-strategies/planning/london-plan/london-plan-2021>

NATIONAL AND INTERNATIONAL LEGISLATION

- 3.6 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)
- 3.7 Convention on the Conservation of Migratory Species of Wild Animals (1983)
- 3.8 Countryside and Rights of Way Act (2000)
- 3.9 National Parks and Access to the Countryside Act (1949)
- 3.10 Natural Environment and Rural Communities Act (2006)
- 3.11 Protection of Badgers Act (1992)
- 3.12 The Conservation of Habitats and Species Regulations (2017)
- 3.13 The Convention of International Trade in Endangered Species of Wild Fauna and Flora (1975)
- 3.14 The Hedgerows Regulations (1997)
- 3.15 UK Biodiversity Action Plan (1994)
- 3.16 Wildlife and Countryside Act (1981)
- 3.17 Wild Mammals (Protection) Act (1996)

4 Desktop Study

SITE DESIGNATIONS

4.1 There are three designated sites within the 2km search area.

Table 4.1.1: Designate sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
Brookmill Road LNR	TQ 376 762	0.44	1.6km
One Tree Hill LNR	TQ 354 742	6.95	1.5km
Nunhead Cemetery LNR	TQ 354 755	20.23	0.4km
SSSI Impact Risk Zones	N/A	N/A	0km

*Data from DEFRA MAGIC

LOCAL HABITAT

4.2 There were more than ten priority habitats that were formerly mapped within the 2km search area.

Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (km)
Deciduous Woodland	80m SW
Deciduous Woodland	0.4km SW
Deciduous Woodland	0.5km E
Deciduous Woodland	0.8km SE

*Data from DEFRA MAGIC

4.3 There was one standing water bodies situated within a 500m radius of the survey site. It is located approximately 278m north of the site within Telegraph Hill Lower Park. The waterbody has fairly poor connectivity to the site as they are separated by roads and buildings.

HISTORICAL SPECIES RECORDS

4.4 A LERC was not commissioned as part of the desktop study and so protected species records relating to the site and 2km search area were not obtained. Therefore, the data has not been included in the report.

- 4.5 A full list of identified species recorded within the 2km search area can be requested from the Local Ecological Records Centre.
- 4.6 The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of species do not confirm their current presence within an area.
- 4.7 A search of NBN Atlas returned results of common frog (*Rana temporaria*), common toad (*Bufo bufo*), smooth newt (*Lissotriton vulgaris*), great crested newt (*Triturus cristatus*), hedgehog (*Erinaceus europaeus*), water vole (*Arvicola amphibius*), hazel dormouse (*Muscardinus avellanarius*), red squirrel (*Sciurus vulgaris*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's bat (*Myotis daubentonii*), soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctula*), brown long-eared bat (*Plecotus auritus*), slow worm (*Anguis fragilis*), grass snake (*Natrix helvetica*) and common lizard (*Zootoca vivipara*) within 2km of the site.

5 Site Survey

5.1 The site survey was undertaken on 10/04/25. The weather conditions were considered to be appropriate to survey (Table 5.1.1).

Table 5.1.1: Weather conditions at the time of survey.

Date of site survey: 10/04/25	
Weather Conditions:	Weather during the survey was dry and bright, with approximately 50% cloud cover. The temperature was mild at 13°C, with a light breeze (Beaufort Scale 2). There had been no significant rainfall in the 48 hours preceding the survey. Overall conditions were suitable for conducting a Preliminary Ecological Appraisal.

*Data from BBC Weather.

UK HABITAT SURVEY

5.2 Site and building description:

The application site is located at 79 Drakefell Road, London SE14 5SH, within a predominantly residential area in the London Borough of Lewisham. The site occupies a relatively small urban plot, bordered on all sides by existing residential developments and located immediately south of a derelict plot. Access to the site is via a paved path running along the eastern boundary. The western boundary is defined by a line of semi-mature trees, while the southern edge is demarcated by a mixture of privet (*Ligustrum* spp.) hedging and scattered broadleaved trees typical of managed suburban landscapes. The majority of the site is comprised of dense, unmanaged mixed scrub vegetation, dominated by bramble (*Rubus fruticosus* agg.) and common nettle (*Urtica dioica*), contributing to a structurally diverse but ecologically common urban green space. This scrub extends beneath the linear tree cover along the western boundary and engulfs areas of hard standing around the centre of the plot.

Three disused buildings are present on site. Building B1 is a centrally located, single-storey structure with a flat, bitumen-felt overhanging roof in a state of disrepair, including damaged roofing fabric, ventilation ducts and exposed soffits—features potentially suitable for nesting birds or roosting bats. Building B2 is a wooden shed in comparatively better condition, positioned in the northeastern corner, while B3, a derelict corrugated metal outbuilding with what appears to be asbestos-containing roofing, is situated in the northwest and features multiple large entry points to the exterior. Despite the presence of built structures and hardstanding, the site retains a moderate degree of urban greening, with vegetation providing some ecological value, particularly for invertebrates and common urban fauna.

The western elevation of Building B1 is in poor condition, featuring several structural gaps and deteriorating sections beneath the overhanging roof. Multiple ventilation shafts and untreated wall cavities offer potential access points for small mammals and crevice-dwelling bat species such as common pipistrelle (*Pipistrellus pipistrellus*). The overgrown scrub beneath this elevation may provide cover for urban-adapted wildlife, potentially facilitating use of the building by fauna seeking shelter or commuting routes. Photographic evidence shows exposed features consistent with opportunities for roosting, warranting further assessment if demolition is proposed.

Along the southern elevation, the structure continues to exhibit signs of decay, with the felt-lined flat roof lifting at the edges and possible ingress points under roof coverings. The condition of the soffits and cladding is degraded, forming crevices that

may support nesting birds such as wren (*Troglodytes troglodytes*) or house sparrow (*Passer domesticus*), particularly in the absence of disturbance. The adjacent scrub and hedgerow along this boundary increase its attractiveness as a nesting site or shelter area for common garden species.


The eastern elevation, which borders a paved access route, is comparatively intact and shows fewer signs of ecological interest. While generally sealed, some minor joint failures in wall materials are evident, though insufficient to suggest likely faunal access. The reduced vegetation cover and human activity along this elevation reduce its overall ecological value.

The northern elevation is largely obscured by adjacent vegetation and neighbouring structures. This elevation is less exposed and shows limited features for wildlife use, though the surrounding scrub may host nesting birds or foraging invertebrates. The shaded and cluttered condition offers marginal ecological value primarily in terms of ground-dwelling species, rather than direct structural use.

The roof of Building B1 is a flat, bitumen-felt covered structure in notably poor repair, with several lifted sections and unsealed edges visible in photographic documentation. These defects, particularly on the western and southern perimeters, could provide suitable roosting space for crevice-roosting bats, particularly in the absence of active human disturbance. The age and condition of the roofing material also raise the potential for nesting birds, particularly species that utilise roof voids or crevices in deteriorating structures. Further assessment is warranted prior to any intrusive works.

5.3 A description of habitat present along with target notes is shown in Table 5.3.1. The location of habitats is shown in the Site Habitat Map, Appendix 3.

Table 5.3.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 3).

Habitats and Target Notes	Description	Supporting Photo
<p>Habitat 1: u1b- developed land; sealed surface</p>	<p>HAB 1 consists primarily of artificial substrates comprising hardstanding surfaces and built structures. The central portion of the site features a derelict brick building (B1) surrounded by a narrow strip of concrete and paving along the southern and eastern boundaries. This includes a concrete patio pathway that runs parallel to the eastern fence line and abuts surrounding bramble scrub. The hardstanding shows signs of weathering but remains largely intact, with isolated patches of colonising ruderal species observed in areas of surface breakage, namely common groundsel (<i>Senecio vulgaris</i>), herb robert (<i>Geranium robertianum</i>), and moss species likely to be <i>Bryum argenteum</i>.</p> <p>Ecological value is considered low under UKHab definitions, though the structure of B1 provides potential roosting features for bats via crevices and lifted roofing materials. Ivy (<i>Hedera helix</i>) extensively covers the external elevations, particularly on the southern and western sides, offering potential nesting substrate for small passerines such as wren (<i>Troglodytes troglodytes</i>), dunnock (<i>Prunella modularis</i>), or robin (<i>Erithacus rubecula</i>). No evidence of widespread colonisation or semi-natural biological communities was observed on the hard surfaces themselves, and the habitat is otherwise of negligible botanical interest. However, isolated faunal usage of the built</p>	 <p>Photo 1</p>

structure for roosting or breeding cannot be ruled out without further targeted species surveys.



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

Habitat 2: H3d - Bramble scrub

HAB 2 comprises dense, unmanaged scrub vegetation that dominates the northern portion of the site and extends beneath the line of trees along the western boundary. The vegetation is largely bramble-dominated (*Rubus fruticosus* agg.), with substantial coverage forming impenetrable thickets in several locations. Associated species include common nettle (*Urtica dioica*), cleavers (*Galium aparine*), and ivy (*Hedera helix*), typical of neglected urban plots with limited recent disturbance. The lower strata support herbaceous species tolerant of shade and competition, although diversity is low due to the dominance of bramble.

The scrub structure is tall and moderately complex, offering microhabitats suitable for nesting birds such as blackbird (*Turdus merula*) and dunnock (*Prunella modularis*), and for sheltering mammals including hedgehog (*Erinaceus europaeus*), a UK BAP Priority Species. Invertebrate value is moderate, with flowering the bramble providing a seasonal nectar source. The habitat provides local connectivity with the adjacent tree line, enhancing its ecological function within an urban landscape matrix. However, it is not of significant botanical interest due to species-poor composition and lack of rare or notable flora.



Photo 15



Photo 16



Photo 17


<p>Habitat 3: wg1 - line of trees</p>	<p>HAB 3 consists of a linear feature of semi-mature to mature broadleaved trees forming the western boundary of the site, typical of linear planting schemes in urban fringes. The dominant canopy species include sycamore (<i>Acer pseudoplatanus</i>) and ash (<i>Fraxinus excelsior</i>), with individual specimens of hawthorn (<i>Crataegus monogyna</i>) and cherry (<i>Prunus</i> spp.) noted. These trees vary in age and condition but collectively offer moderate canopy cover and structural diversity, particularly where gaps in the crown layer allow for understorey development.</p> <p>The ground beneath this line of trees is shaded and supports encroaching scrub dominated by bramble (<i>Rubus fruticosus</i> agg.) and ivy (<i>Hedera helix</i>), creating a dense understory. Tree bark features and occasional cavities observed from ground level provide potential roosting features for bats, notably common pipistrelle (<i>Pipistrellus pipistrellus</i>), though no confirmed roost features were visible during the visit. The habitat has functional value for nesting birds and commuting or foraging bats and acts as an ecological corridor within the urban context. However, it is limited in botanical diversity and does not meet criteria for priority woodland habitats under Section 41 of the NERC Act 2006.</p>	 <p>Photo 18</p>
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Photo 19



Photo 20

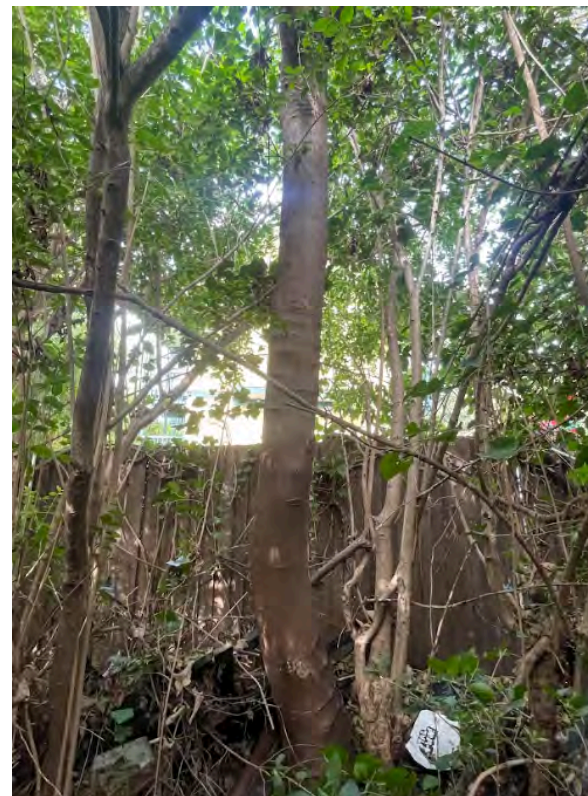


Photo 21



Photo 22

Habitat 4: h2c- native hedgerow with trees

HAB 4 comprises a well-established native privet (*Ligustrum vulgare*) hedgerow forming the southern site boundary, interspersed with mature trees, including ash (*Fraxinus excelsior*), sycamore (*Acer pseudoplatanus*), and occasional hawthorn (*Crataegus monogyna*). The hedgerow measures approximately 2–3 metres in height and is continuous across its extent, with occasional gaps due to competition with adjacent tree crowns. Ground flora beneath the hedgerow comprises typical shade-tolerant species such as ivy (*Hedera helix*), cleavers (*Galium aparine*), and bramble (*Rubus fruticosus* agg.), as well as common nettle (*Urtica dioica*) and cow parsley (*Anthriscus sylvestris*) in more open areas.

The trees associated with the hedgerow contribute vertical structure and offer ecological connectivity to the wider area, forming part of a semi-continuous green corridor with links to off-site gardens and greenspace. These features provide opportunities for nesting birds, foraging bats, and invertebrates. No veteran features or notable decay cavities were observed, although the linear habitat adds appreciable biodiversity value and should be retained and buffered from construction impacts wherever feasible.



Photo 23




Photo 24



Photo 25



Photo 26

<p>Target Notes</p>	<p>Three target notes were recorded during the Preliminary Ecological Appraisal, each highlighting site features that may offer ecological interest or opportunities for wildlife use. These features include potential bat roosting structures, vegetation cover contributing to habitat connectivity and foraging resources, and accumulations of debris and leaf litter that may serve as shelter or refugia for fauna.</p> <p>TN1 – Gaps were observed beneath the overhanging felt roof of Building B1 along both the western and southern elevations. Additionally, several small ventilation shafts are present, providing crevices with potential to act as bat roosting features. While no evidence of bat activity (droppings, staining, or feeding remains) was recorded during the daytime inspection, the structural features are consistent with those used by crevice-dwelling species such as common pipistrelle (<i>Pipistrellus pipistrellus</i>). These features may also be utilised opportunistically by nesting birds, such as wren (<i>Troglodytes troglodytes</i>), during the breeding season.</p> <p>TN2 – Substantial ivy (<i>Hedera helix</i>) coverage was recorded on Buildings B1, B2, and B3, with vegetation extending over rooflines and cascading down walls on all aspects. Ivy provides both foraging and sheltering opportunities for a range of species, including invertebrates, small birds, and bats. Its late-season flowering is a valuable nectar source for pollinators such as buff-tailed bumblebee (<i>Bombus terrestris</i>) and red admiral (<i>Vanessa atalanta</i>), while its dense foliage may offer roosting or nesting cover for species such as house sparrow (<i>Passer</i></p>	 <p>Photo 27</p>
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domesticus) or blackbird (*Turdus merula*).

TN3 – Numerous piles of general debris, including broken timber, discarded building materials, garden waste, and accumulated leaf litter, are scattered throughout the garden. These features provide potential resting or overwintering sites for common amphibians such as common frog (*Rana temporaria*) and smooth newt (*Lissotriton vulgaris*), as well as refuge for hedgehog (*Erinaceus europaeus*), a species of principal importance under Section 41 of the NERC Act. The sheltered microhabitats also support detritivore invertebrates such as woodlice (*Oniscus asellus*) and ground beetles (*Carabus nemoralis*), contributing to local biodiversity in an otherwise urban environment.



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

6 Evaluation and Assessment

- 6.1 Results from the desktop study and site survey were evaluated to assess the likelihood of occurrence for protected ecological features and species potential (as per Table 2.12.1). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.1.

Protected Species Likelihood:

Protected feature or species: Bats – Roosting

Likelihood of occurrence or suitability: Low to Moderate

Comments and justifications: Suitable roosting features recorded on B1, including lifted felt roofing and ventilation gaps on southern and western elevations, particularly where overgrown with dense ivy (Hedera helix). Located in a suburban area with moderate surrounding tree cover; common pipistrelle (Pipistrellus pipistrellus) and soprano pipistrelle (Pipistrellus pygmaeus) are known to use similar features.

Impacts due to the proposed development: Loss of potential roosting features through demolition of B1.

Required mitigation measures: A nocturnal emergence/re-entry surveys in accordance with Bat Conservation Trust guidance. If roosts are confirmed, a mitigation licence from the relevant statutory body (e.g., Natural England) will be required prior to works.

Protected feature or species: Bats – Foraging and commuting

Likelihood of occurrence or suitability: Moderate

Comments and justifications: Tree line along the western boundary and bramble/scrub habitat offer low-value linear foraging and commuting resources for common species such as common pipistrelle (Pipistrellus pipistrellus); limited functional connectivity to wider landscape.

Impacts due to the proposed development: Localised loss of low-quality foraging habitat and reduction in connectivity.

Required mitigation measures: Retain boundary vegetation where feasible; incorporate sensitive lighting design per Bat Conservation Trust guidelines; enhancement planting with native species to improve ecological continuity.

Protected feature or species: Badger (Meles meles)

Likelihood of occurrence or suitability: Negligible

Comments and justifications: No sett entrances, latrines, paths, or foraging signs observed. Site is fully enclosed and lies within dense urban context in London Borough of Lewisham, which is outside typical core range and habitat preference.

Impacts due to the proposed development: None anticipated.

Required mitigation measures: None required.

Protected feature or species: Hedgehog (Erinaceus europaeus)

Likelihood of occurrence or suitability: Moderate

Comments and justifications: Boundary gaps, debris piles (TN3), and soft landscaping offer potential daytime refuge and night-time movement. Species recorded in Greater London area.

Impacts due to the proposed development: Injury or mortality during site clearance; habitat fragmentation.

Required mitigation measures: Conduct site clearance using a sensitive phased method. Retain or replace permeability features in new boundary treatments. Inclusion of hedgehog highways and log piles in post-development plan recommended.

Protected feature or species: Amphibians

Likelihood of occurrence or suitability: Low

Comments and justifications: No standing water; compost pile and damp scrub may support sheltering common amphibians like common frog (Rana temporaria); unlikely to support great crested newt (Triturus cristatus) due to absence of breeding habitat and urban isolation.

Impacts due to the proposed development: Mortality risk during site works.

Required mitigation measures: Precautionary clearance methods; vegetation removal staged and conducted under supervision if suitable refugia identified.

Protected feature or species: Reptiles

Likelihood of occurrence or suitability: Negligible

Comments and justifications: Site heavily developed and enclosed, with no direct connectivity to natural reptile habitat or sun-exposed areas. No suitable basking, egg-laying, or overwintering sites recorded.

Impacts due to the proposed development: None anticipated.

Required mitigation measures: None required.

Protected feature or species: Otter (Lutra lutra)

Likelihood of occurrence or suitability: Negligible

Comments and justifications: No waterbodies or wetlands present within or adjacent to site. Site located in a highly urbanised area of south-east London beyond otter's core range.

Impacts due to the proposed development: None.

Required mitigation measures: None required.

Protected feature or species: Water vole (Arvicola amphibius)

Likelihood of occurrence or suitability: Negligible

Comments and justifications: Site lacks watercourses or riparian features; unsuitable habitat throughout. Species absent from dense urban environments.

Impacts due to the proposed development: None.

Required mitigation measures: None required.

Protected feature or species: Dormouse (Muscardinus avellanarius)

Likelihood of occurrence or suitability: Negligible

Comments and justifications: No woodland or species-rich hedgerows present. Site is outside the species' stronghold range and lacks suitable habitat.

*Impacts due to the proposed development: None.
Required mitigation measures: None required.*

*Protected feature or species: Birds – Nesting
Likelihood of occurrence or suitability: High*

Comments and justifications: Dense ivy on buildings and extensive scrub provide optimal nesting sites for species such as wren (Troglodytes troglodytes), blackbird (Turdus merula) and robin (Erithacus rubecula); breeding likely during spring and summer.

Impacts due to the proposed development: Loss of active nests if vegetation is cleared unsympathetically.

Required mitigation measures: Avoid clearance during breeding season (March–August inclusive) or check by ecologist immediately prior to works.

*Protected feature or species: Invertebrates
Likelihood of occurrence or suitability: Moderate*

Comments and justifications: Ivy-covered buildings, unmanaged scrub, and structurally diverse bramble habitat offer foraging and shelter opportunities. No rare species anticipated.

Impacts due to the proposed development: Local loss of nectar sources and overwintering habitat.

Required mitigation measures: Retain some areas of flowering vegetation post-development; incorporate nectar-rich planting within landscaping scheme.

*Protected feature or species: Invasive species
Likelihood of occurrence or suitability: Low*

Comments and justifications: No Schedule 9 invasive species confirmed on site; presence of non-native buddleja (Buddleja davidii) observed near boundary, though not spreading aggressively.

Impacts due to the proposed development: Potential uncontrolled spread during vegetation clearance.

Required mitigation measures: Removal following Environment Agency guidance for buddleja; adequate disposal and follow-up monitoring.

*Protected feature or species: Terrestrial mammals
Likelihood of occurrence or suitability: Moderate*

Comments and justifications: Likely occasional usage by fox (Vulpes vulpes) or small rodents. Scrub may act as shelter.

Impacts due to the proposed development: Likely displacement of individuals during site clearance.

Required mitigation measures: Perform gradual vegetation clearance and provide escape routes during demolition works.

*Protected feature or species: Common and widespread mammals
Likelihood of occurrence or suitability: Moderate*

Comments and justifications: Habitats on site may be used occasionally by urban-adapted species including grey squirrel (Sciurus carolinensis) and red fox (Vulpes vulpes). Evidence of use not recorded but reasonably likely based on context.

Impacts due to the proposed development: Disturbance and exclusion from site.

Required mitigation measures: No specific measures beyond general best practice for sensitive clearance and contractor awareness.

Potential Impacts & Mitigation Recommendations:

The proposed redevelopment of the site, comprising Building B1 and associated garden and hardstanding areas within a residential plot in the London Borough of Lewisham, presents a low risk of significant impacts on protected species or priority habitats. The site is dominated by developed land and garden habitats common within urban areas and supports only limited opportunities for wildlife. However, certain features such as ivy-covered elevations, scattered debris, and gaps in buildings offer habitat functions for generalist urban wildlife, including hedgehogs, nesting birds, and potentially roosting bats. All recommendations provided follow guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM) and align with standing advice from Natural England and relevant legislative requirements including the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), and the Natural Environment and Rural Communities (NERC) Act 2006.

- *Prior to any demolition or roof works to Building B1, a bat emergence survey should be conducted during the active season (May–August) to determine presence/absence in accordance with Bat Conservation Trust (BCT) survey guidelines.*
- *Works with potential to affect bird nesting habitat (including ivy and external features of buildings) must be scheduled outside the breeding bird season (March to August inclusive), or preceded by a nesting bird check undertaken by a suitably qualified ecologist.*
- *All vegetation and debris clearance (particularly TN3 features) must be carried out using a phased approach under a watching brief where necessary to avoid harming hedgehogs or amphibians. Clearance to be conducted during periods of mild weather (March–October) when species are active.*
- *Hedgehog habitat connectivity should be maintained by incorporating 13cm x 13cm access holes in new boundary treatments in compliance with planning policy and London Biodiversity Action Plan targets for this priority species.*
- *Pollution control and standard protective measures for mammals, including covering any open excavations overnight or planting escape ramps, should be in place throughout the construction phase.*
- *Post-development landscaping should incorporate native and nectar-rich planting (e.g. ivy Hedera helix, hawthorn Crataegus monogyna, honeysuckle Lonicera periclymenum) to improve ecological value for invertebrates and birds.*

- *Buddleja (Buddleja davidii) on site should be removed and controlled in line with Environment Agency guidance to prevent spread of invasive species.*
- *Lighting associated with the development should adopt a bat-sensitive design following the guidance from the Institution of Lighting Professionals (ILP GN08/23), ensuring light spill is minimised on potential bat foraging routes and ivy-covered facades.*
- *Bird boxes and insect hotels should be installed on retained boundary features or new structures to deliver biodiversity net gain in line with National Planning Policy Framework (NPPF) provisions.*

Table 6.1.1: Likelihood of occurrence of protected ecological features and species on-site, potential impacts due to the proposed development and recommendations for appropriate mitigation measures.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Protected sites	Negligible	The site is not situated within, or adjacent to, any known protected sites. The site is not considered to be well connected to any known protected sites.	None	None required.
Protected habitats	Negligible	There were no protected habitats on, or adjacent to, the site. Habitats on-site were not considered to be unique or of high quality within the wider locality.	None	None required.
Protected plant species	Low	There are no known records of protected plant species within 2km of the site. No protected plant species were observed during the site survey. Habitats on-site are not considered to be unique or of high quality to support protected plant species. However, their presence cannot be entirely discounted.	The site does not appear to support protected plant species, thus, the proposed development is unlikely to impact upon protected plant species.	None required.
Invasive plant species	Low.	No invasive species listed under Schedule 9 of the	Invasive plant species have the potential to impact	If invasive plant species are found, it is recommended to

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
		Wildlife and Countryside Act 1981 (as amended) were found during the survey. As there were seasonal constraints to plant identification, it is possible that invasive plant species are present and have yet to be identified.	protected species and habitats	consider appropriate methods of removal.

7 Biodiversity Enhancements

- 7.1 The development should be used as an opportunity for biodiversity enhancement, by creating new opportunities for wildlife.

BATS

- 7.2 It is recommended to install two bat boxes on-site. Bat boxes should be positioned in areas of low human disturbance, in spaces that are unshaded for most of the day.
- 7.3 Chambered bat boxes should be positioned 3-5 metres above ground level, orientated southwards. There should be a clear path between the entrance and suitable habitat.
- 7.4 A crevice bat box is suitable for smaller bat species. These boxes should also be positioned 3-5 metres above ground level, orientated southwards.

BIRDS

- 7.5 It is recommended to place two new bird boxes on-site.
- 7.6 A traditional nest box should be placed 3 metres above ground level in an area of low disturbance. The box should be sheltered away from prevalent weather conditions, commonly associated within the UK, such as strong sunlight, prevailing winds and rain.
- 7.7 It is recommended that open-nest boxes be placed in areas of low/tolerable human disturbance, which will deter predators.

INVERTEBRATES

- 7.8 It is recommended to install invertebrate boxes on-site. The boxes should be suitable for solitary bees.
- 7.9 Nectar-rich wildflowers should be planted within close proximity to the bee bricks/invertebrates boxes to create new opportunities for pollinators.
- 7.10 Fruit trees make ideal habitat for many invertebrate species. Thus, it is recommended to plant new garden ornamental fruit trees on-site. For example, Crab Apple (*Malus sylvestris*), Wild Cherry (*Prunus avium*) and Common Pear (*Pyrus communis*).

TERRESTRIAL MAMMALS

- 7.11 It is recommended to plant native species-rich hedgerows on-site, which will enhance connectivity and provide refuge for small mammals. Suitable

species would include Common Beech (*Fagus sylvatica*), Common Hawthorn (*Crataegus monogyna*), Rowan (*Sorbus aucuparia*) and Crab Apple (*Malus sylvestris*) for example.

8 Conclusions

- 8.1 The site at 79 Drakefell Rd, London SE14 5SH is to be redeveloped with the demolition of all existing structures within the site boundary to facilitate the construction of a new three-bedroom residential dwelling. The scheme will involve site clearance, groundworks, and associated landscaping within the footprint of the current buildings and surrounding hardstanding.
- 8.2 The development will result in a loss of developed land; sealed surface and bramble scrub.

ECOLOGICAL CONSTRAINTS

- 8.3 Development proposals must have regard for protected species identified as potentially occurring on, or near to, the site (e.g., amphibians, birds, terrestrial mammals, and reptiles). Mitigation measures to protect these species have been produced within this report to ensure that the proposed works comply with relevant UK legislation.
- 8.4 Buildings B1 was considered to have low to moderate potential for roosting bats due to the presence of several PRFs which may be suitable for individual crevice dwelling bat species to utilise opportunistically (including gaps between internal felt lining and roof). The proposed works will result in the loss of PRFs, thus, further bat surveys will be required to determine bat presence/absence and inform on suitable mitigation measures.
- 8.5 Further mitigation measures have been outlined within the report to ensure that protected species are not impacted by the development.

MITIGATION STRATEGIES

- 8.6 One bat presence/absence survey of B1 is to be carried out between May and August. The survey should consist of either one dusk emergence survey or one dawn re-entry survey. The survey must be undertaken by a suitably qualified ecologist. The survey report must outline bat presence/absence and suitable mitigation measures (if required). Further surveys may be required if bat presence/absence cannot be determined during the initial site visit.
- 8.7 A tool box talk should be given to all relevant personnel by a suitable qualified ecologist before any works commence on-site to outline ecological constraints and the required mitigation measures.
- 8.8 Tree works (if required) should take place outside the breeding season

(typically March-October) or once a suitability qualified ecologist has inspected the trees for breeding birds and confirmed that there are no active nests.

- 8.9 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity.
- 8.10 Vegetation removal must be undertaken using hand tools. Cut vegetative materials should be checked and removed from site immediately.
- 8.11 During hibernation season (October to March), piles of leaf litter and logs should be retained to ensure hibernating hedgehogs are not harmed. If removal is unavoidable, the piles must be carefully checked before burning.
- 8.12 Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
- 8.13 Any newly built boundary features should incorporate 'wildlife gaps' (comprising a 13x13cm gap at the base of the feature), to allow wildlife to pass through.
- 8.14 A new bat roost should be created on-site to offset the loss of PRFs. It is recommended that the roost be suitable for crevice dwelling species which are most likely to utilise the existing structures. Where possible, bat roosts should be incorporated into the proposed built footprint to ensure that permanent features are created.

SUMMARY

- 8.15 Subject to the completion of the required bat survey and the implementation of the recommended mitigation measures, the proposed development is unlikely to have a significant ecological impact.

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10 Limitations

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Antony Aslam
Ecologist

A Aslam



Prepared by: Antony Aslam MSci QCIEEM
Checked by: Gwennan Butler BSc (Hons), MSc

Appendix 1: Site Location and Assessment Boundary

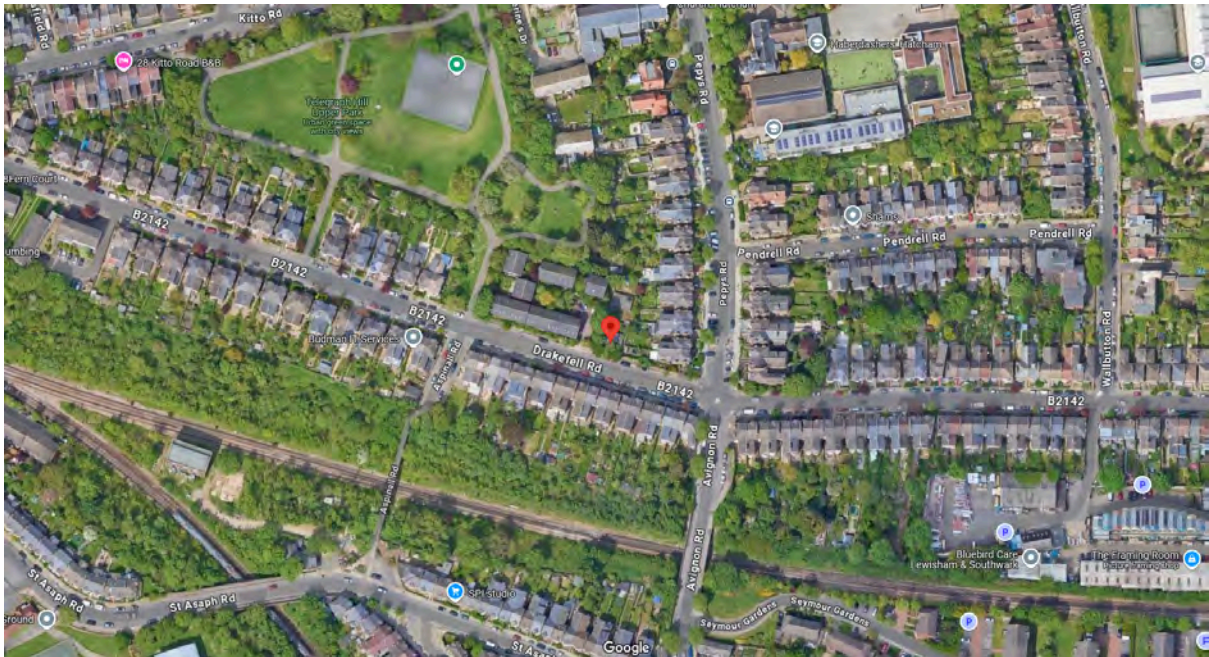


Figure A1.1: Extract from Google Maps showing the site location. (Google, 2025)



Figure A1.2: Extract from DEFRA MAGIC showing the assessment boundary. (MAGIC, 2025)

Appendix 2: Desktop Study

*Data from DEFRA.

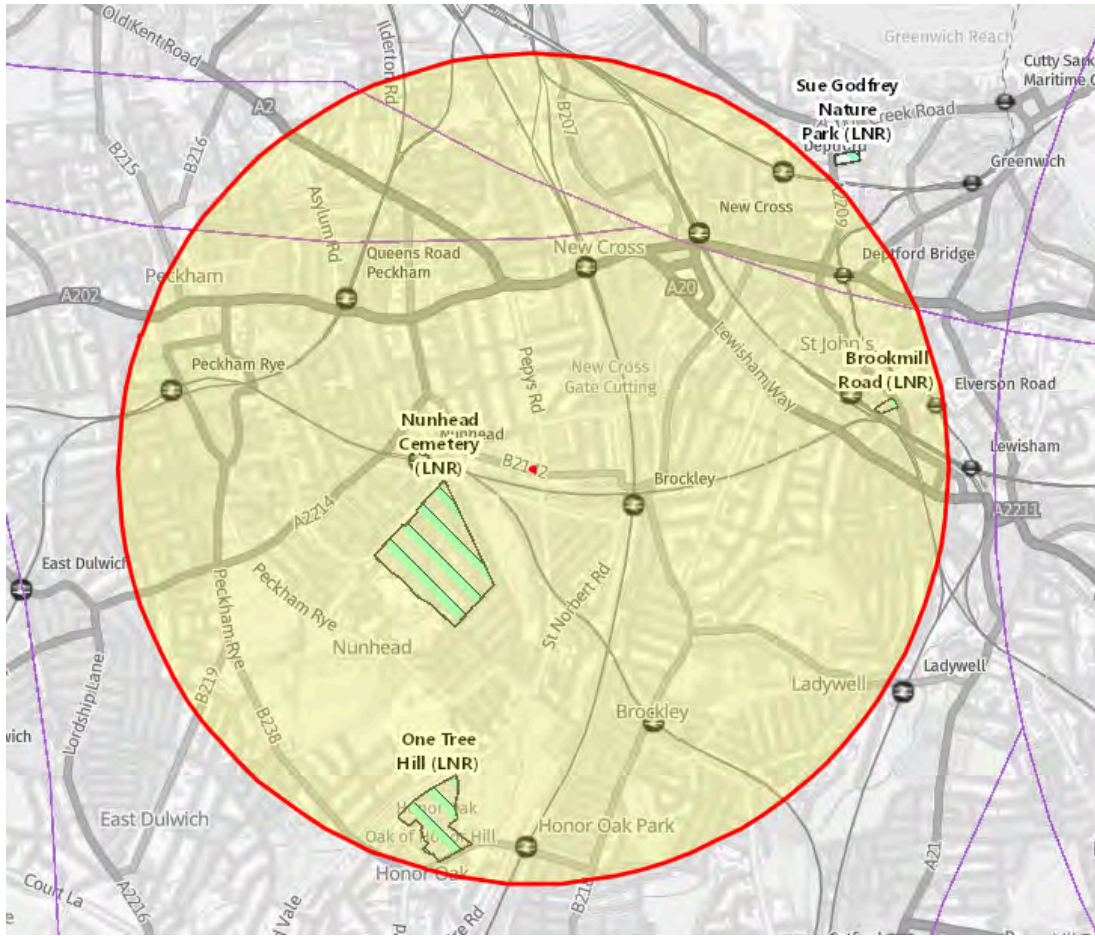


Figure A2.1: Location of designated sites situated within a 2km search radius of the site.

*Data from DEFRA.

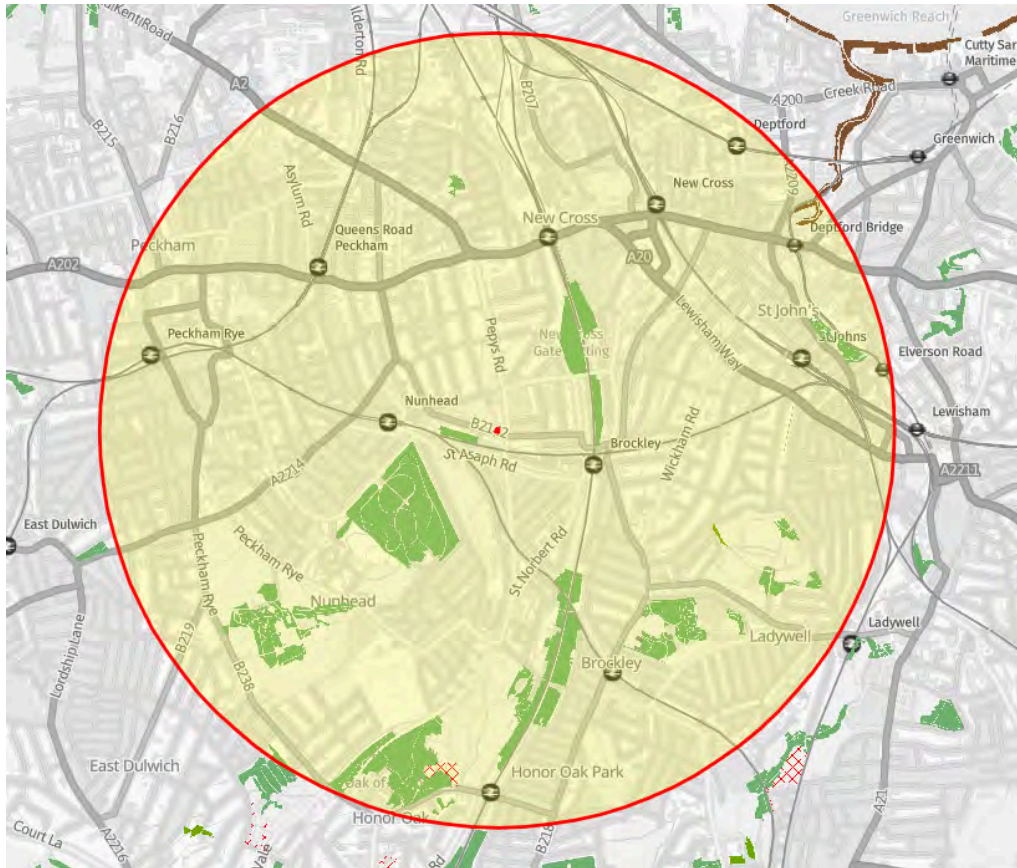


Figure A2.2: Priority habitats formerly mapped within a 2km search radius of the site.

*Data from Bing Maps

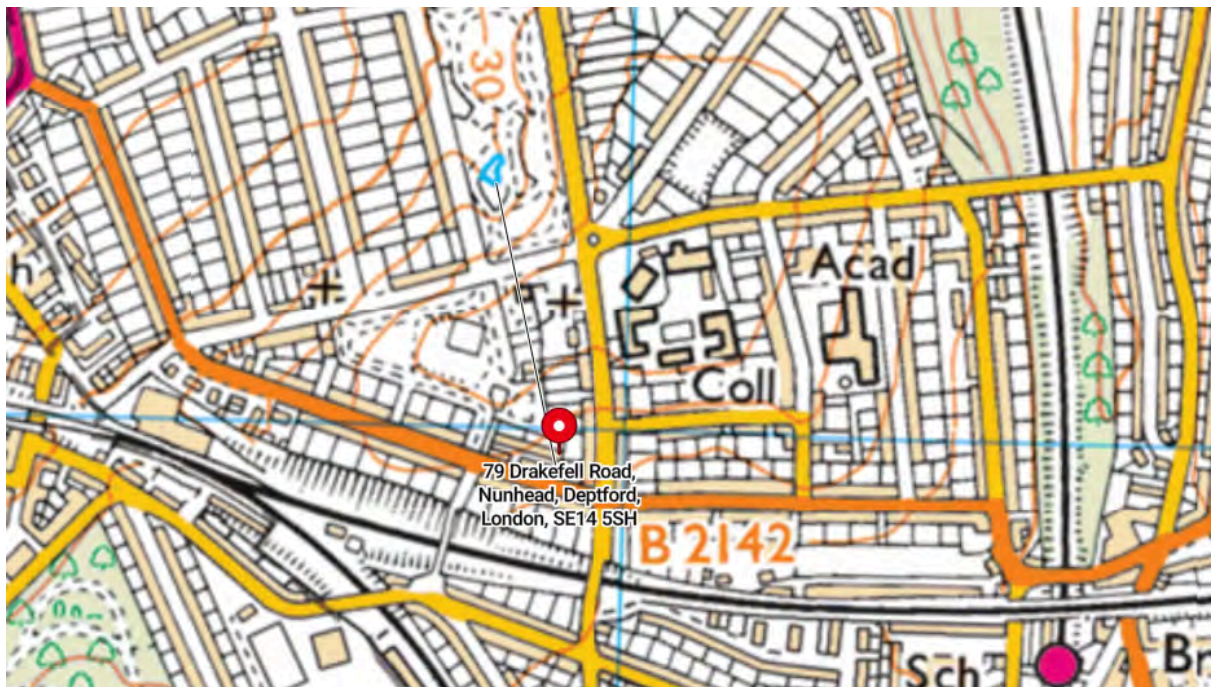


Figure A2.3: Standing water bodies formerly mapped within a 500m search radius of the site.

Appendix 3: Site Maps

A3.1 The Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020).

