

**NO 1. READING, 29-35 STATION ROAD,
READING**

BREEAM CHECKLIST

Final Document

October 2018

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

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Section A: Contact Details

Ecologist's Details

Company name: [Ecological Survey & Assessment \(ECOSA\) Limited](#)

Company address: [Ten Hogs House, Manor Farm Offices, Flexford Road, North Baddesley, Hampshire, SO52 9DF](#)

Contact name: [Graeme Down](#)

Contact telephone number: [02380 261065](#)

Ecology report reference: [ECOSA \(2018\) No. 1 Reading, 29-35 Station Road, Reading – Preliminary Ecological Appraisal.](#)

Developer / Client Details

Company name: [Station Road Dev Co Ltd](#)

Company address: [4th Floor, 7 Holyrood Street, London SE1 2EL](#)

Contact name: [Michael Tomkins](#)

Contact telephone number: [01293 555545](#)

Section B1: Ecologist's Qualifications

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

Yes

If yes, please provide details...

I hold a BSc (Hons) in Applied Biology and a PhD.

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

Relevant experience must clearly demonstrate a practical understanding of factors affecting ecology in relation to construction and the built environment and will include acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures, e.g. ecological impact assessments.

Yes

If yes, please provide details

I have been an ecological consultant for over eleven years during which time I have worked on a wide range of development-related projects including small-to-large-scale housing, large mixed development schemes, schools, infrastructure and hospitals. My work has included providing Preliminary Ecological Appraisals, Ecological Impact Assessments, management plans and devising and implementing mitigation strategies. I specialise in ornithology and botany and hold a Natural England survey licence for great crested newt.

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

*i.e. 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).*

Yes

If yes, please provide details

I am a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

** 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 BREEAM Ecology credits unless it is verified by an individual who is 'suitably qualified' (see section B2 below).

Section B2: Report Verification

Details on verifying an ecology report for a BREEAM assessment:

1. 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).

2. The verifier of the report must confirm in writing they have read and reviewed the report and found it to:

- Represent sound industry practice
- Report and recommend correctly, truthfully, and objectively
- Be appropriate given the local site conditions and scope of works proposed
- 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 requirements of a 'suitably qualified ecologist' and the report has not been verified by an individual who does meet these requirements, then the report CANNOT be used as evidence of compliance with the ecology credits in the BREEAM.

Section C: Site Survey

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

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.

Yes

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

An Ecological Impact Assessment (EclA) of No.1 Reading, 29-35 Station Road was prepared by ECOSA in October 2018. The field survey element of the assessment was aimed at assessing the suitability of the site to support protected species and habitats, and to assess any potential impacts as a result of the proposed development. The survey was undertaken on 2nd October 2018. The main findings were that feral pigeons were using the derelict building on site, but that no suitability exists for any other ecological receptors. A desk study exercise was also undertaken and the overall findings were then used to deliver an Ecological Impact Assessment report including proposed mitigation and enhancement approaches. Mitigation has been proposed for nesting feral pigeons and enhancement has been proposed in the form of a brown roof, and nesting boxes for black redstart and peregrine falcon.

If 'no' has been answered to question 1 of Section C then the ecology report CANNOT be used to determine compliance with the requirements of the relevant BREEAM credits.

Note to suitably qualified ecologist and BREEAM assessor: the contents of the ecology report must be representative of the site's existing ecology prior to the commencement of initial site preparation works, i.e. before RIBA stage K, Operations On Site, and after RIBA stage B, Feasibility.

Section D: Site Survey Details

LE02 Ecological Value of Land and Protection of Ecological Features

1. Is the land within the 'construction zone' deemed by the *suitably qualified ecologist* to be of low ecological value?

The construction zone is defined as any land on the site which is being developed (and therefore disturbed) for buildings, hard standing, landscaping, site access, plus a 3m boundary in either direction around these areas. It also includes any areas used for temporary site storage and buildings.

Yes

If yes, please provide a brief statement explaining how it has been deemed to be of low ecological value:

During the EcIA field survey, the habitats present on site comprised one large building and a small area of hardstanding. With the exception of feral pigeons, the site was deemed to offer negligible suitability to support protected and notable species, and therefore is considered to be of low ecological value.

2. Are there any features / areas of ecological value that fall within the site, but outside the construction zone?

If you have deemed this area to be of low ecological value then there will be no features of ecological value to protect. However, if there is a feature(s) or area(s) of low ecological value you wish to advise be retained and enhanced, e.g. a species-poor hedgerow to a species-rich hedgerow, then full details of the protection and enhancement advice should be entered under LE05 Enhancing site ecology.

No

If yes, please provide a brief statement outlining the advice / recommendations given for protecting **all** existing features and areas of ecological value:

N/A

LE03 Mitigating Ecological Impact

Are you able to provide the following information for before and after construction?

- Habitat types
- An estimate of the number of floral species present per habitat type (based on appropriate censusing techniques and confirmed planting regimes)?

Yes

If yes a brief description of the landscapes and habitats surrounding the development site:

The site is located within a commercial setting within the centre of Reading. The immediate surrounding area is characterised by multi-storey commercial buildings and a multi-storey car park with Reading train station approximately 150 metres to the north. The site itself comprises a five-storey derelict office building and peripheral hard standing located between this and other office buildings.

The total site area (in m²). *This will be the same before and after development.*

500m²

Please fill in the table below with site details before development:

Habitat Type*	Area of habitat type (m ²)	Number of species per habitat type
Buildings and hardstanding	900	2
Total Area	900	-

Please fill in the table below with site details after development:

Habitat Type*	Area of habitat type (m ²)	Number of species per habitat type
Buildings and hardstanding	815	0
Brown Roof	85	0
Total Area	900	-

* Habitat types will include natural areas, e.g. various grasslands and woodlands; as well as areas of the built environment, e.g. buildings, hard landscaping. The area of each habitat type when added together must always equal the total area of the development site.

Note to assessor (and ecologist where requested to carry out calculations); the information contained in tables c. and d. above can be used to calculate both LE03 Mitigating ecological impact and LE04 Enhancing site ecology credits.

Has the client / developer requested you to carry out the calculation for LE03 Mitigating ecological impact and /or LE04 Enhancing site ecology (where relevant)?

The calculations must be undertaken in line with the methodology provided in the current version of the relevant BREEAM scheme's technical guidance manual.

Yes

If yes, please provide all stages of calculations and state what the total change in ecological value is:

a. Calculation of *ecological value* before development:

Habitat	Habitat (m ²)		Species		Total Area (m ²)		Value
Buildings and hardstanding	900	x	2	/	900	=	2
Total Ecological Value Before Development							2.00

b. Calculation of *ecological value* after development:

Habitat	Habitat (m ²)		Species		Total Area (m ²)		Value
Buildings and hardstanding	815	x	0	/	900	=	0.00
Brown roof	85	x	0	/	900	=	0.00
Total Ecological Value After Development							0.00

c. Change in *ecological value* (c = b – a):

Change in Ecological Value:

Ecological Value before development = 2.00

Ecological Value after development = 0.00

Change in Ecological Value **-2.00**

LE04 Enhancing Site Ecology

Has the client / developer required you to provide advice and make recommendations for enhancing site ecology?

Note: these are to include, and go beyond, compliance requirements for all current EU and UK legislation relating to protected species and habitats.

Yes

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

The following recommendations are made for the enhancement of the ecology of the site:

- It is recommended that black redstarts are encouraged to nest through provision of nest boxes in suitable locations in proximity to the brown roof
- It is recommended that a peregrine nest box be installed on the parapet of the roof of the building.

The following recommendations are made for the protection of the ecology of the site:

- It is recommended that prior to demolition of the existing building, feral pigeons are dispersed from site when not nesting, and that the building is then secured against re-colonisation.

LE05 Long Term Impact on Biodiversity

Were you appointed prior to commencement of development work activities on site?

Yes

Has the client / developer given you the responsibility to confirm whether all current EU and UK legislation relating to protection and enhancement of ecology has been (or will be) complied with during the design and construction process?

Yes

If yes, please provide details on all current EU and UK legislation that relates to the site:

- Wildlife & Countryside Act (1981);
- Conservation of Habitats and Species Regulations (2017);
- Countryside & Rights of Way Act (2000); and
- Natural Environment & Rural Communities Act (2006).

Has the developer / client appointed you to produce an appropriate landscape/site ecology management plan covering at least the first 5 years after project completion?

Yes

EITHER:

a. If yes, and the management plan has already been produced does it include the following:

- Management of any protected features on site
- Management of any new, existing, or enhanced habitats
- A reference to the current or future site level Biodiversity Action Plan?

Yes

OR

b. If yes, but the management plan is still to be produced (due to it being too early in the design/construction phase), have you provided the following information to the developer / client:

- Scope of management plan

- Key responsibilities, and with whom these responsibilities lie, e.g. owner, landlord, occupier?

N/A

If you have answered 'yes' to either question 8a or 8b please provide a brief explanation outlining the details

A management plan has been drafted by ECOSA in relation to the new landscaping and ecological enhancement measures proposed within the site.

Has the client / developer required you, as part of your responsibilities, to provide recommendations and advice to minimise detrimental impacts on site biodiversity?

Yes

If yes, or not applicable, please briefly explain your reasoning:

These are outlined in Section LE 04 of this checklist.

Do your responsibilities to the client / developer include providing advice and recommendations for the protection of ecological features?

Yes

If yes, or not applicable, please briefly explain your reasoning:

These are outlined in Section LE 04 of this checklist.

Do your responsibilities to the client / developer include providing advice on the creation of a new ecologically valuable habitat, which is appropriate to the local area and is either nationally, regionally, or locally important, or supports nationally, regionally, or locally important biodiversity?

Yes

If yes, or not applicable, please briefly explain your reasoning:

Given the proposals, their urbanised setting and limited opportunities for areas of new landscaping it is not possible to create any large areas of habitat. However, a brown roof has been included which will provide

new opportunities for pollinators and locally and nationally important bird species in the form of black redstart.

Do your responsibilities to the client / developer include providing advice and recommendations on when site works are to be avoided so as to minimise the disturbance to wildlife?

Yes

If yes, or not applicable, please briefly explain your reasoning

Nesting feral pigeons should be dispersed and excluded in winter. Demolition should not be undertaken during the breeding bird season of March to August, inclusive, unless this has taken place in the previous winter.

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 BREEAM ecology requirements:

- The *suitably qualified ecologists* site/project specific report;
- Written confirmation from the verifier of the ecology report (where necessary); and
- 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
Ecological Impact Assessment		ECOSA (2018) No. 1 Reading, 29-35 Station Road – Ecological Impact Assessment
Ecological Management Plan		ECOSA (2018) No. 1 Reading, 29-35 Station Road – Ecological Management Plan

Section F: Statement of Verification

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

Name of ecologist: [Graeme Down BSc PhD MCIEEM](#)

Signature of ecologist:

A handwritten signature in black ink, appearing to read 'G Down', is written on a light grey rectangular background.

Date: [30th October 2018](#)