

Biodiversity Statement & Enhancement Strategy

Project Address: Rear of 159 Park Lane, London N17 0HN

Applicant: Sebastian Hicks

Date: 21.01.26

1. Introduction

This statement is submitted in support of the planning application for the conversion of the existing structure at the above address. It details the current ecological value of the site and outlines measures to ensure no net loss of biodiversity, alongside proposed enhancements to contribute to local urban greening in accordance with Haringey Local Plan policies.

2. Existing Site Conditions and Survey Findings

The site consists of a former stable/garage structure which has recently undergone essential structural repairs and sanitation works (completed October 2024).

2.1 Building Fabric and Habitat Potential

- **Current State:** Following the replacement of the concrete slab and roof structure, the building is currently a shell. The interior offers complete visual transparency with no voids, cavities, or niches that could support roosting bats or nesting birds.
- **Vegetation:** There is no significant vegetation, tree cover, or flora within the building footprint.

2.2 Survey Data

Specific inspections were undertaken to assess the presence of protected species, flora, or active habitats:

- **General Observation (Ongoing):** Regular site visits over the past 12 months have yielded no evidence of flora or established habitat.
- **Specific Ecological Survey (23rd December 2025):** A targeted inspection was conducted to identify signs of habitation or mycelium.
 - **Findings:** The survey confirmed the absence of any roosting or nesting activity

within the structure. The only organic matter observed consisted of wind-blown leaf litter and twigs on the lower flat roof.

- **Fauna:** A grey squirrel was observed utilizing the flat roof as a transit route between the neighboring waste collection area and the nearby park. No evidence of nesting or permanent habitation by the squirrel was found.
- **Subterranean Survey (17th September 2025):** A CCTV survey of the associated sewage lines revealed no evidence of biological activity or infestation.

3. Impact Assessment

Based on the survey data detailed above, the existing site is assessed as having **negligible ecological value**.

- **Roosting Bats:** The recent replacement of the roof and the "shell" nature of the interior means there are no suitable features for bat roosting.
- **Nesting Birds:** No active or historic nests were identified.
- **Flora:** The site is devoid of vegetation.

Therefore, the proposed development will have **no detrimental impact** on existing local biodiversity.

4. Biodiversity Enhancement Strategy (Net Gain)

To comply with Haringey's requirement for Biodiversity Net Gain and Urban Greening, the project proposes the following modest enhancements to improve the site's ecological value relative to its current baseline:

- **Bird/Bat Provision:** Installation of 1 x Bat Box on the external rear elevation (positioned high, facing away from direct sunlight/artificial light) to provide new roosting opportunities where none currently exist. REF: SG16
- **Pollinator Support:** Introduction of a small planter on the existing and maintained flat roof containing nectar-rich, native plant species to support local pollinator populations (bees/butterflies) in this urban setting.
- **Habitat Connectivity:** The retention of the existing "upper flat roof" structure maintains the existing transit route observed for local fauna (squirrels/birds) between the neighboring waste collection areas and the park, ensuring no disruption to established wildlife corridors.

5. Conclusion

The site is currently an empty shell with no significant biodiversity value. The proposed conversion protects the existing environment by reusing a brownfield structure and offers a "net gain" through specific ecological enhancements.



Sebastian Hicks, Architect,
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Internal condition of property with new roof structure



23.12.25 Survey to all areas



Leaves and twigs on lower flat roof.