

Biodiversity Survey & Preliminary Ecological Statement

Site Address: 2 Addington Road, London N4

Proposal: Replacement rear extension and construction of a garden room

Application Type: Householder Planning Application

Local Planning Authority: London Borough of Haringey

1. Introduction

This Biodiversity Survey and Preliminary Ecological Statement has been prepared to accompany a householder planning application for minor residential development at 2 Addington Road, N4. The proposal comprises a replacement extension to the existing dwelling and the erection of a small garden room within the rear garden.

The purpose of this statement is to identify the ecological value of the site, assess the potential impacts of the proposed development on biodiversity, and confirm whether further ecological surveys or mitigation are required.

2. Site Description

The application site comprises an end of terrace residential property with a private rear garden. The garden is typical of the surrounding urban area and consists of:

- Maintained lawn
- Ornamental planting and shrubs
- Boundary fencing
- Hardstanding / patio areas

The site is located within a densely developed residential area and is not subject to any statutory or non-statutory ecological designations. There are no Sites of Importance for Nature Conservation (SINCs) within or immediately adjacent to the site.

3. Desk Study and Records

A review of publicly available ecological information indicates no records of protected or notable species associated with the site. Given the highly urbanised context and limited habitat diversity, the site is considered to have **low ecological value**.

4. Habitat Assessment

The habitats present on site are common and of negligible ecological importance. Ornamental planting provides limited foraging potential for common urban wildlife such as birds and invertebrates.

There are **no mature trees**, water features, ponds, or semi-natural habitats present.

5. Protected Species Assessment

Bats

The existing dwelling and garden structures were assessed for bat roost potential. The building is of modern construction with no obvious access points such as lifted tiles, cracks, or soffit gaps. The garden room will be a new structure.

Conclusion:

The site has **negligible bat roost potential**, and no bat surveys are required.

Birds

Common garden birds may occasionally use shrubs for nesting.

Conclusion:

No significant impacts are anticipated. As a precaution, vegetation clearance should be undertaken outside the bird nesting season (March–August inclusive), or otherwise preceded by a visual check by a competent person.

Other Protected Species

Due to the absence of suitable habitat, the site is considered unsuitable for reptiles, amphibians, hedgehogs, badgers, or other protected fauna.

6. Impact Assessment

The proposed works will result in the minor loss of low-value garden habitat. Given the small scale of the development and the existing urban context, the impact on biodiversity is considered **negligible**.

No adverse impacts on protected species or habitats are anticipated.

7. Mitigation and Enhancement Measures

No specific mitigation measures are required. However, the following biodiversity enhancements are recommended in line with local and national planning policy:

- Installation of at least one integrated bird nesting box on a suitable elevation
- Use of native or wildlife-friendly planting in the rear garden
- Retention of existing shrubs where possible

These measures will result in a **small net gain in biodiversity**.

8. Conclusions

This preliminary ecological assessment confirms that:

- The site is of low ecological value
- No protected species or priority habitats will be affected
- No further ecological surveys are required
- The proposal complies with biodiversity requirements for householder development

The development is therefore considered acceptable from an ecological perspective.