

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

105 Raleigh Road, London, N8 0JD

Client:

Michaelides Development Ltd

Survey date:

12th May 2025

Project:

This report is prepared to inform a planning application with the xxx council described as:

The demolition of the existing two buildings, and the erection of a new, four storey, residential building

[Unsubmitted]

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Site Location and Context					
The survey site is centred on National Grid Reference TQ 31425 89472 and has an area of approximately 0.024ha. The site comprises one currently in use two-storey dwelling (B1), one disused single-storey dwelling (B2), associated areas of hard standing, and bramble scrub. It is situated in the borough of Haringey, Greater London. There are scattered trees at the rear of the site and extending into the local garden landscape. Aerial imagery shows the local landscape to have a largely urban character, with few small areas of parkland in close proximity to the site, such as Ducketts Common located ~40m east. Water bodies can be found nearby, such as New River located ~400m west. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.					
Survey Details					
The site survey was undertaken by Phillip Wooding BSc (Hons) MSc, Graduate Ecologist, Accredited to Class 1 on Class 2 Natural England Bat Licence Number: 2024-12356-CL18-BAT.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
12/05/2025	21	53	40	6	None
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. At the rear of the site are three scattered trees, these are situated in what is assumed to be a small patch of vegetated garden. DBH's for the trees have not been able to be measured due to a lack of access into this area, and data for species composition of the vegetated garden has not been able to be collected, however, due to the nature of the site, and the fact that the trees will be retained post-development, this limitation is not considered to be significant enough to affect to the validity of this report. The rear of B2 could also not be seen however, due to the current state of the building, it is not anticipated that this will affect the results of the survey.					

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). All habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>u1b</u> – Developed land/sealed surface Situated around B1 are areas of hard standing, there are both paved areas and concrete areas. <u>u1</u> – Built-up areas and gardens [vegetated garden 828] At the rear of the site, behind B2 is what is assumed to be a small area of vegetated garden, due to lack of access into this area, as mentioned within the limitations, species composition has not been able to be collected. <u>u1b5</u> – Buildings There are two buildings on site, the main dwelling (B1), and a disused dwelling to the rear of the site (B2). B1 is a two-storey residential building with a flat roof and a single-storey flat-roof extension at its rear, and B2 is a single-storey residential building with a pitched and gabled roof clad in concrete tiles. Further information on B1 and B2 can be found in the bat section below. <u>h3d</u> – Bramble scrub At the front of B2 is a small area of bramble scrub, species present within this habitat comprise; bramble (D), buddleia (O), green alkanet (O), and sycamore saplings (R). <u>Scattered trees 32</u> Scattered trees on site are listed below, as the trees could not be accessed the diameters could not be measured, however, from the size of the trees and from observing them from within the rear garden of the site, it is assumed that they are all medium size.

	1. Lime – medium 2. Lime – medium 3. Lime – medium Individual tree condition assessment • All trees within the block are native • All trees are mature • There is evidence of adverse impact on the trees • Natural ecological niches are present • More than 20% of the canopy is oversailing vegetation beneath Scattered trees achieve a condition assessment score of good. Local notable habitats Notable habitats are present within 2km of the site with the closest being deciduous woodland located ~165m east of the site, with other habitats including; open mosaic habitats ~530m north-west, and wood pasture and parkland ~1020m north-west. Between the site and the closest notable habitat are residential developments, main access roads, and recreational parkland, as such the deciduous woodland is not considered to have suitable connectivity to the site. Additionally, other notable habitats are separated from the site by main access roads and urban landscape, as such, the other notable habitats are not considered to have suitable connectivity to the site.
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of ~17m² of bramble scrub habitat and ~4m² of vegetated garden habitat. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats None.

	Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (less than 25m² of habitat being impacted).
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are three statutory sites within 2km of the site, as detailed below: <u>Alexandra Palace and Park Local Nature Reserve (LNR) ~1060m north-west</u> The Park is home to 694 different types of plants, animals and fungi, including 212 different types of insects and 26 types of arachnids! Big and small, all these species play a role in balancing our delicate ecosystem. While many plants and animals found in the park are common to London, 38 species in Alexandra Park are classed as rare or protected by legislation. <u>Parkland Walk LNR ~1300m south</u> Parkland Walk is London's longest local nature reserve and supports a large range of habitats and wildlife. Over 200 species of wildflower have been recorded. Hedgehogs, foxes, butterflies and a large number of bird species are present within, including the muntjac deer. <u>Railway Fields LNR ~1750m south</u> Much of the site is wooded with open birch woodland running along part of the boundary with the railway. Denser woodland and scrub occupies much of the rest of the site. There are areas of grassland and a small pond. At the centre of the reserve, a wooden cabin provides an office and a classroom. Over 200 species of wildflowers have been recorded. This includes the unique Haringey Knotweed (<i>Reyloppia conollyana</i>) discovered in 1987, a cross between the Japanese knotweed and the Russian vine. More than sixty species of birds have been observed since Railway Fields opened. Non-statutory designated sites The presence of non-statutory designated sites within 1km of the site cannot be established without data from Greenspace Information for Greater London CIC.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen.

	Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	Buddleia (<i>Buddleja davidii</i>), and green alkanet (<i>Pentaglottis sempervirens</i>) was identified on the site. These are listed as additional invasive, non-native species relevant to London under the London Invasive Species Initiative (LISI).
<i>Foreseen Impacts</i>	Construction could result in the spread of buddleia and green alkanet.
<i>Recommendations</i>	Buddleia and green alkanet should be dug up, including roots, and disposed of in line with appropriate controlled waste measures.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including bramble scrub, vegetated garden, and scattered trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	Bramble scrub and vegetated garden will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.
<i>Recommendations</i>	No further surveys.
Bats	
<i>Summary of Survey Findings</i>	EPSL data and local records A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSL within a 2km radius of site as detailed below:

	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
	2018-33911-EPs-MIT	Common pipistrelle, Noctule	~1070m east	Destruction of a resting place
	Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of bramble scrub, vegetated garden, and scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the trees on site are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. Roosting habitat Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of two buildings on site; B1 and B2, of which both were surveyed for roosting bats.			
B1 Building description			Photographs	
<i>Summary</i> B1 is a two-storey detached residential building. B1 has a flat-roof that appears to be clad in bitumen felt from both aerial imagery, and small sections that could be seen on site. B1 also has a single storey flat roof extension on the northern aspect of the building, also clad in bitumen felt. There is a small gap underneath the bargeboard on the eastern elevation of B1, and there is also no internal loft void present in B1. B1 is due to be demolished according to the proposed plans. B1 was assessed to have negligible habitat value.				

Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Brick and render	Condition/description Good condition with no visible gaps or cracks. Suitability/access/evidence of bats N/A	
Roof	Bitumen felt	N/A	N/A
Eaves	N/A	N/A	N/A
Barge boards/fascia boards	Wood and PVC	Condition/description Mostly good condition, small gap underneath the bargeboard on the eastern elevation. Suitability/access/evidence of bats A gap underneath the bargeboard could provide potential roosting habitat for crevice dwelling species such as pipistrelles, with the size of the feature, The approximate length of the gap was 3m with the approximate depth being 20cm, this is likely to be able to fit low to medium numbers of crevice dwelling bats.	

Window/doors frames and lintels	PVC	Tight fitting	N/A
Internal voids	No internal void	N/A	N/A

B2 Building description			Photographs
Summary B2 is a single-storey detached, disused, residential building. B2 has a pitched and gabled roof clad in concrete tiles, with no visible slipped or broken tiles. B2 has wooden clad walls which are tight and do not appear to have any gaps underneath the boards, the eaves on B2 are also well sealed with no visible gaps. There is a loft void present in B2, due to the ceiling being rotten and fallen away, this is open to the rest of the building, there is no ridge beam present and there are thick floor-to-ceiling cobwebs throughout. B2 is due to be demolished according to the proposed plans. B2 was assessed to have negligible habitat value.			
Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Timber cladding on brick walls	Condition/description Good condition with no visible gaps, bramble scrub obscured the view of a lot of the walls, and only the front wall could be seen as the others couldn't be reached. Suitability/access/evidence of bats From the area of wall that was able to be seen, the wooden cladding was sitting flush to the side of the wall and has been painted over, sealing any gaps that may or may not be present between the wooden boards.	

Roof	Concrete tiles	Condition/description The roof was slightly sunk in the middle, however, the tiles were tightly interlocked, and no visible gaps could be seen. Suitability/access/evidence of bats N/A	
Eaves	Wood	Condition/description Good condition, tightly sealed. Suitability/access/evidence of bats N/A	
Barge boards/fascia boards	N/A	N/A	N/A
Window/doors frames and lintels	Wood	Tight fitting	N/A

Internal voids	Timber rafters and ridge beam. No roof lining.	Condition/description Internal space measures approx. 7.5m long, 6m wide, floor to ridge height approx. 0.5m. Bitumen felt lining present, however, this was only present on small amounts of the roof, all other areas were lined with chipboard. Timber rafters present with thick floor to ceiling cobwebs attached and extending down to the floor below, small cracks in the ridge of the roof let daylight in, however, not large enough for bats to access. Internal temperature was 26°C, and relative humidity was 44%. Suitability/access/evidence of bats No bat droppings present, no other evidence of bats present either.	
Foreseen Impacts		Roosting habitat [Buildings] Bats are very unlikely to be roosting within B1 and B2 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. Roosting habitat [Trees] A close inspection of the on-site trees was not able to be done, however, due to the size of the trees and the fact that they are not to be affected by the proposed development, it is not anticipated that there will be any impacts to roosting bats due to the proposed development. Foraging and commuting habitat The proposed development will result in the loss of small areas of bramble scrub and vegetated garden but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.	

<i>Recommendations</i>	Roosting habitat [Buildings/trees] Owing to the nature of the proposed development and the very low potential for impacts to bat roosts, further bat surveys are considered to be disproportionate. It is anticipated that any risk to bats can be reduced to an acceptably low level through the implementation of a non-licenced mitigation plan and precautionary working method during pre- and post-development. This will include the following measures: • A non-licenced mitigation plan for the proposed works will be required, with an inspection of roosting features such as the gap in the bargeboard on the eastern elevation of B1, and any parts of the buildings that were obscured at the time of survey (timber cladding on B2) before works can commence. An appropriately licensed ecologist with an endoscope should adequately assess these features, using a ladder if necessary. • A toolbox talk will be undertaken with all contractors on site, about the importance of carefully removing tiles and wooden cladding and what to do in the case of a bat being found. In the unlikely event that bats are unexpectedly found during any stage of the development, work should stop immediately, and a suitably qualified ecologist should be contacted to seek further advice. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the retained trees. • Works will be scheduled during the winter months (November to March) when bats are least likely to be present, insofar as is possible. Foraging and commuting habitat No further surveys are required Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwelling. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
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Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1 or B2. Both buildings are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Trees and vegetation No bird nests were identified within the scattered trees and bramble scrub on-site, however they both offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any bramble scrub removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the bramble scrub should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

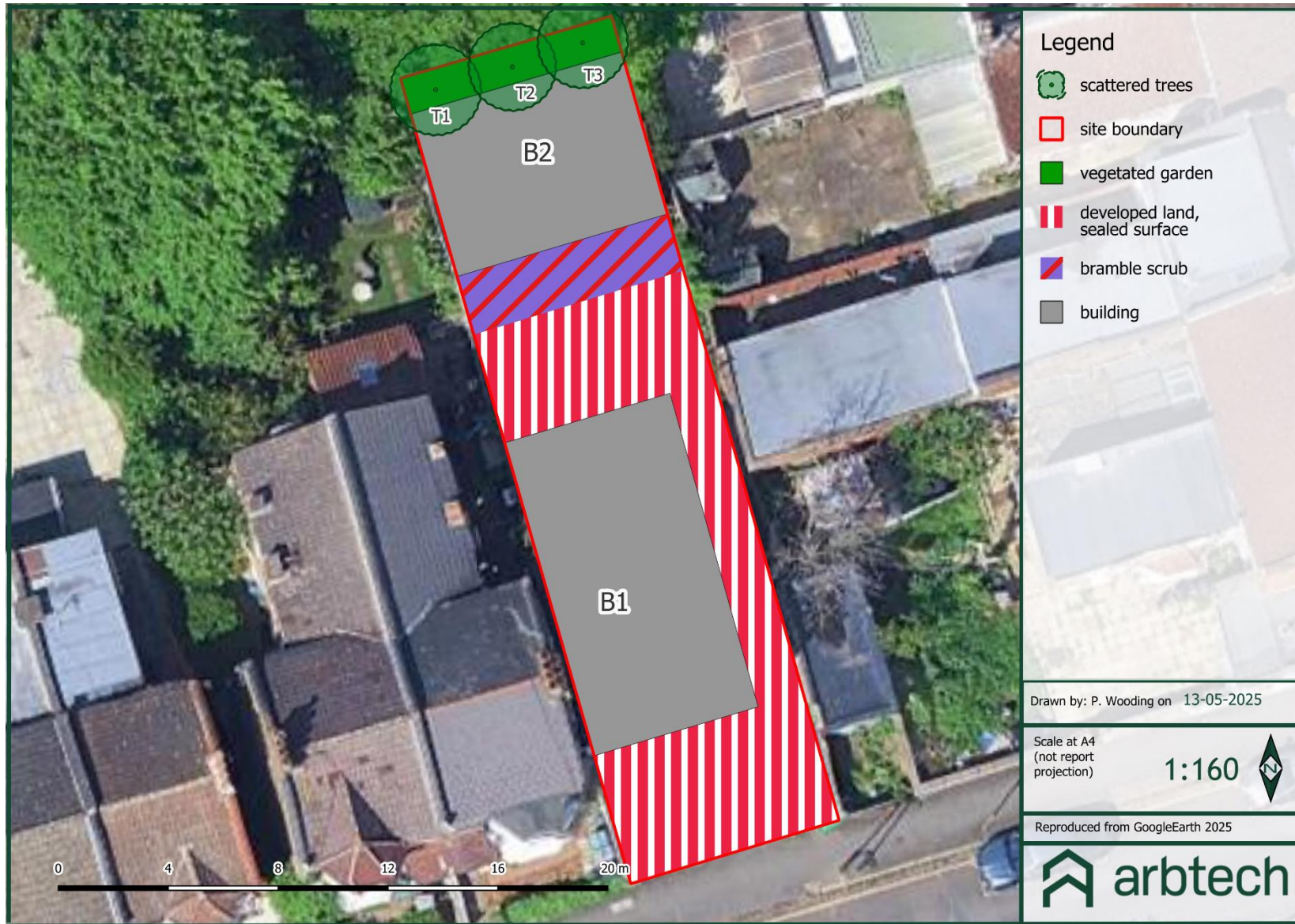
	Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries or on new buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability Habitats recorded on site are assessed to provide foraging, commuting, basking and refuge opportunities for reptiles. The provides elevated value for reptiles as this habitat provides a suitable structure for refuge, whilst also providing foraging and commuting opportunities. However, it is important to note that the site is dominated by buildings and hardstanding of limited value to reptiles. These habitats are suboptimal due to an absence of notable habitat structure and diversity, which significantly limits refuge, foraging, and commuting opportunities, albeit they do provide some basking opportunities when located adjacent to potential refugia. The site has poor connectivity to further suitable reptile habitat in the wider landscape. The likelihood of reptiles being present on site is considered to be acceptably low. Wider landscape The nearby sections of woodland are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These habitats provide optimal foraging, commuting, and refuge

	opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). No ponds are present on site or within 500m of the site. Terrestrial habitat suitability Areas of shrubbery may provide foraging and sheltering opportunities for amphibians. No hibernation opportunities were identified on-site.
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	None required.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.

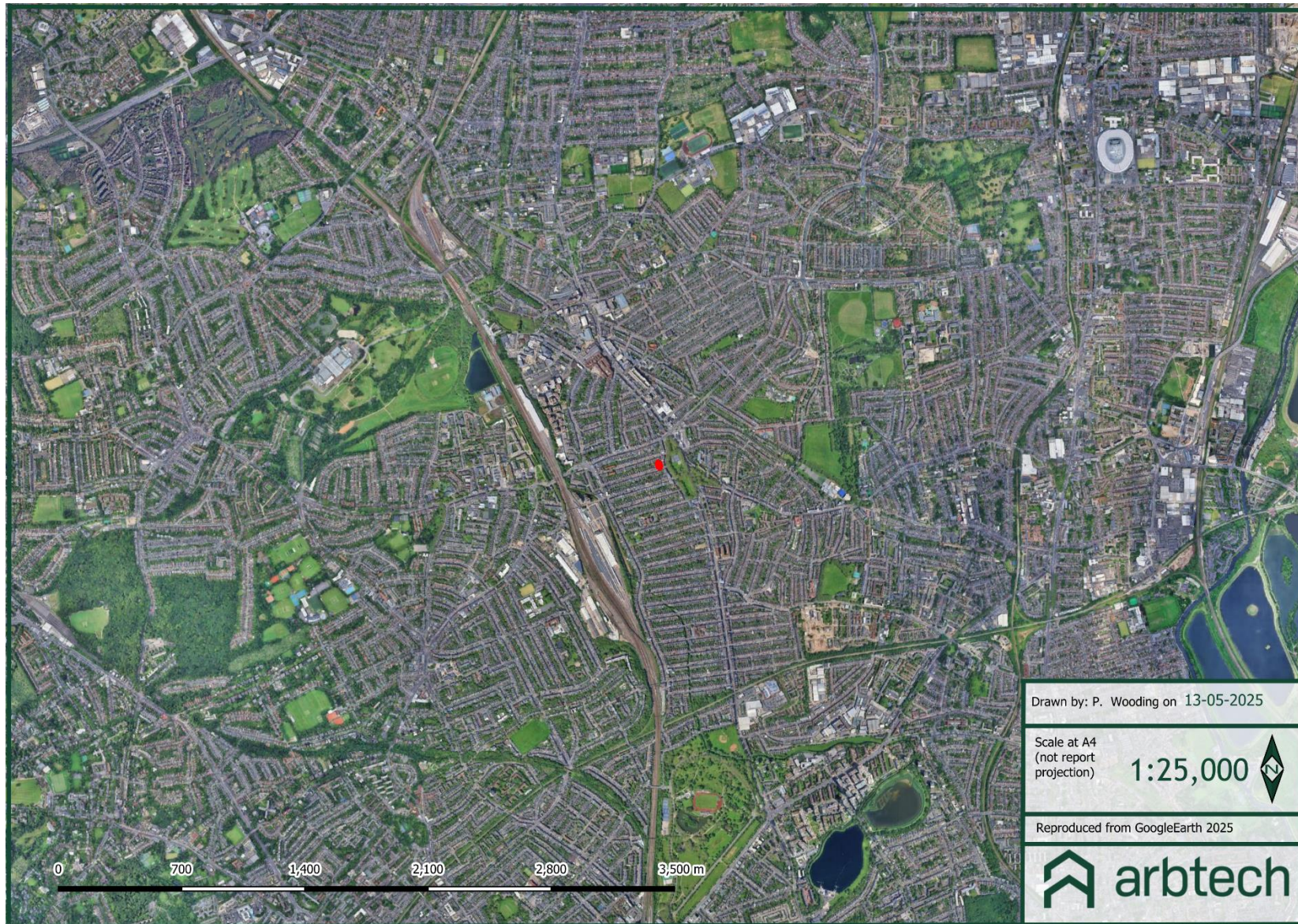
<i>Recommendations</i>	None required.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The bramble scrub onsite provides limited foraging and commuting opportunities for hedgehogs, however there is limited connectivity to the site.
<i>Foreseen Impacts</i>	Bramble scrub and vegetated garden will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.
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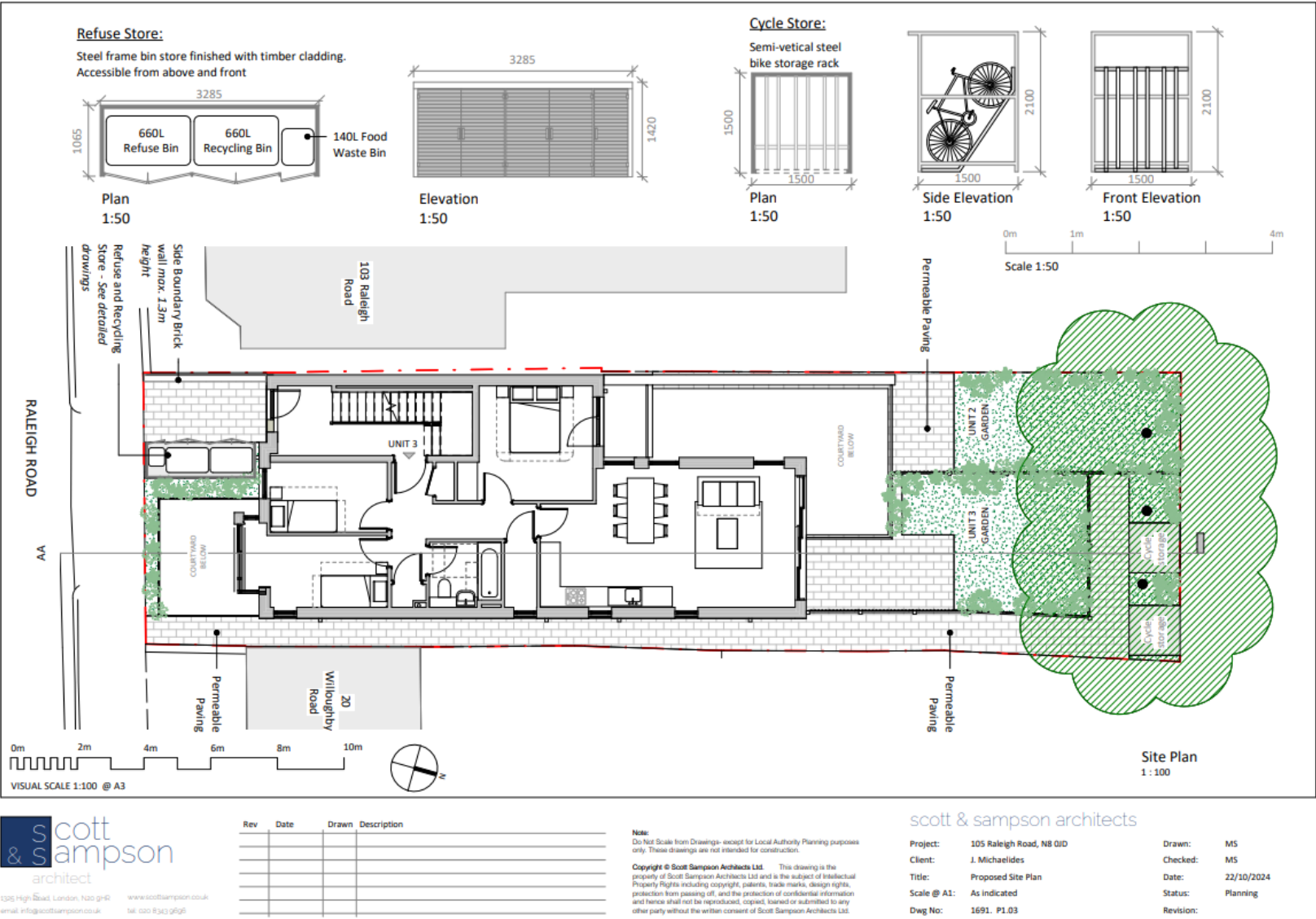
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Buildings	
Photograph	Description
	Figure 1: Main dwelling (B1) on site.
Bramble scrub	
Photograph	Description
	Figure 2: bramble scrub on site (to rear of B1).

Developed land; sealed surface	
Photograph	Description
	Figure 3: hard standing walkway present on site (to the east of B1).
Scattered trees	
Photograph	Description
	Figure 4: Scattered trees present on site (to the rear of B2).

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Version control			
Status	Issue	Name	Date
Draft	0.1	Phillip Wooding BSc (Hons) MSc, Graduate Ecologist	13/05/2025
Proof	0.2	Jamie-Lee Anderson BSc (Hons), Consultant Ecologist, Class 2 Natural England Bat Licence Number: 2024-12356-CL18-BAT.	14/05/2025
Review	0.3	Phillip Wooding BSc (Hons) MSc, Graduate Ecologist	15/05/2025
Proof	0.4	Jamie-Lee Anderson BSc (Hons), Consultant Ecologist, Class 2 Natural England Bat Licence Number: 2024-12356-CL18-BAT.	16/05/2025
Final	1.0	Phillip Wooding BSc (Hons) MSc, Graduate Ecologist	19/05/2025