

24th August 2025

To *Jeff Kahane & Associates*
30 Murray Mews
LONDON, NW1 9RU

UPDATED BAT ROOST POTENTIAL TREE AND BUILDING INSPECTION SURVEY

THE GEORGIANS TENNIS AND PADEL CLUB, CROUCH END PLAYING FIELDS, LONDON, N8 8JJ

NGR: TQ 29292 88865

1.1 This report presents the findings of an updated tree climbing survey and an inspection of the club building to check for evidence of, or the potential for bats around the periphery of a tennis courts located at St Georgians Tennis and Padel Club, Crouch End Playing Fields, London, N8 8JJ. These surveys followed standard guidance and best practice methodology outlined in the Bat Surveys Guidelines for Professional Ecologists – Good Practice Guidelines (BCT 2023). A previous survey was carried out in July 2024 by Sylvatica Ecology Ltd. This report provides the updated results of this survey.

1.2 ***Figure 1: Site Survey Location and Locations of Trees and Building Surveyed***



- 1.3 Five trees and the club/ gym building were inspected for evidence of, and the potential for roosting bats to be present. The initial survey was carried out on 1st July 2024, with this updated survey carried out on the 16th August 2025.
- 1.4 The proposed work at this location will be comprised of the following: Swapping of 3n⁰ of the tennis courts for 4n⁰ padel courts. The lighting will be changed and adapted to be more efficient. The gym building will be renovated, which will include adding external insulation and cladding. The building will be modernised with one of the toilets upgraded to be wheelchair accessible.

Legal Status of Bats

- 1.5 The potential presence of bat roosts site has to be considered as all eighteen of the UK's bat species are protected under Section 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended). The WCA states that '*a person is guilty of an offence if intentionally or recklessly they disturb [a bat] while it is occupying a structure or place which it uses for shelter or protection; or he obstructs access to any structure or place which [a bat] uses for shelter or protection*'.
- 1.6 Bats are also protected under the Conservation of Habitats and Species Regulations 2019. Bats are listed as European protected species under which it is an offence if,
- *a person deliberately captures, injures or kills any wild animal of a European protected species,*
 - *deliberately disturbs wild animals of any such species,*
 - *damages or destroys a breeding site or resting place of such an animal.*
- 1.7 Disturbances of animals include, in particular, any disturbance which is likely to impair their ability to,
- *survive, breed or reproduce, or to rear or nurture their young,*
 - *in the case of animals of a hibernating or migratory species, to hibernate or migrate or,*
 - *to affect significantly the local distribution or abundance of the species to which they belong.*

Equipment Used

- 1.8 Crevices are checked using a PCE 3 endoscope with a 300cm extension. A torch was utilised to illuminate areas of inspection. Nikon Monarch binoculars were used to assist in viewing potential features from the ground. The trees were accessed by NPTC qualified climbers with a Level 2 bat survey licence.

Personnel

- 1.9 The survey work and reporting has been led by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 18 years on a number of differing locations throughout the United Kingdom for a variety of protected species, including bats (Class 2 2015-12576-

CLS-CLS), Richard is also qualified in track and sign and trailing *via* an international system of assessment (www.trackercertification.com) and is an NPTC qualified and 25 year experienced tree climber.

1.10 **Table 1: Weather Conditions at Time of Survey (16th August 2025)**

Temperature	Precipitation 24hrs Prior to Survey or during the survey	Wind Direction	Wind Speed (Beaufort Scale)	Cloud Cover
21.5°C	None	Still	0	75% Cloud Cover

1.11 The weather conditions at the time of the survey were warm with some cloud cover. There had not been any heavy rain 24 hours prior to the survey or during the survey. There was not any wind and the canopy movement was still, which facilitated a safe inspection of the features within the tree.

1.12 **Table 2: Findings of Surveys**

Tree	Description	Features and Bat Roosting Potential	Recommendation	Update Findings
T1	Semi Mature Norway Maple (<i>Acer platanoides</i>)	This tree had a rot hole at approximately 4.5m high. There was not any ingress into the structure of the tree in any of the potential features inspected, therefore this feature can be categorised as negligible potential to support roosting bats.	If possible, pollard the tree outside of the main bat activity season (May to September inclusive) 1.5m above the potential bat roosting feature. This will leave the feature in situ. If the tree is to be felled, then two further checks of this feature would be required to satisfy recommended survey guidance best practice.	No change to previous findings and recommendations.
		There was a lower feature at 2.0m high which comprised of two holes leading to an interconnected chamber. Inside with chamber was clean and clear, but there was some detritus at the base and mycelial growth apparent within this cavity. There was potential for bats to be present within this feature at a category of PRF-M		
T2	Semi mature Sycamore (<i>Acer pseudoplatanus</i>)	This tree had shallow cavities present throughout the trunk and limbs, comprising of pruning wounds. All of these pruning wounds has occluded	No further recommendation made regarding bat surveys.	No change to previous findings and recommendations.

		and did not present any gap that bats could potentially roost. Most were also upwards facing, exposing any gaps to the incremental weather. This tree can be categorised as negligible potential for roosting bats		
T3	Pollard white poplar (<i>Populus alba</i>)	A large cavity that was open to the incremental elements from above. Flat bottomed, with sticks and leaf litter at the base. All of the holes and wounds led to the large internal chamber. A check of the heartwood did not reveal any cavities or crevices that bats could potentially roost. This feature was too exposed and exhibited evidence of usage by grey squirrel (<i>Sciurus carolinensis</i>). Bats are not likely to find safe roosting within this tree. Therefore, this can be categorised as negligible potential for roosting bats.	No further recommendation regarding bat surveys	No change to previous findings and recommendations.
T4	Pollard white poplar (<i>Populus alba</i>)	The cavities within this tree were all open to the top and exposed to the elements. There were not any suitable locations that bats could potentially find for roosting. Furthermore, there was evidence of pigeon (<i>Columba livia</i>) nesting materials. This tree can be categorised as negligible potential to support roosting bats.	No further recommendation made regarding bat surveys.	No change to previous findings and recommendations.
T5	Pollard white poplar (<i>Populus alba</i>)	There were some very small occluded cavities on the eastern face of this tree, but these did not provide any ingress into the heartwood of this tree. There was evidence of a high degree of decay within this tree, and other small cavities in what remained of the crown. However, these cavities were all heavily obscured by the extensive epicormic growth that was apparent on this tree. This tree can be categorised	No further recommendation made regarding bat surveys.	No change to previous findings and recommendations.

		as having a negligible potential for roosting bats.		
		The gym/ club house building was flat roofed and faced with a white render.		
		The was a small cavity between the wall and the wooden soffit boarding on the southern face of the building.		
Buildi ng 1	Gym/ Club Building	There was an extensive mass of cobwebbing and detritus within this cavity and there was not any evidence of roosting bats.	Low potential and checked with an endoscope. Repeat survey after 12 months to re-assess building for bat roost potential	No change to previous findings and recommendations.
		There was also a gap on between the soffit and the wall on the northern aspect of this building. This, however, was open to the top and would not provide any suitable shelter for roosting bats.		

1.13 **Table 3: Photos of Features within Building and Trees**

Plate 1: Gap between soffit boarding and wall



Plate 2: Flat bitumen felt roof



Plate 3: Northern gap, open to the side and exposed



Plate 4: Gap between wall and soffit



Plate 5: T3 - White poplar pollard



Plate 6: View of open and exposed cavity of T3



Plate 7: T4 - White poplar pollard



Plate 8: T4 - Open and exposed cavity of TX



Plate 9: Cavity of T4. No bat roost potential as open and exposed



Plate 10: T3 – white poplar



Plate 11: Twigs and detritus



Plate 12: Detritus as base



Plate 13: Sycamore T2



Plate 14: Open and exposed cavity of T2



Plate 15: Endoscope view of cavity



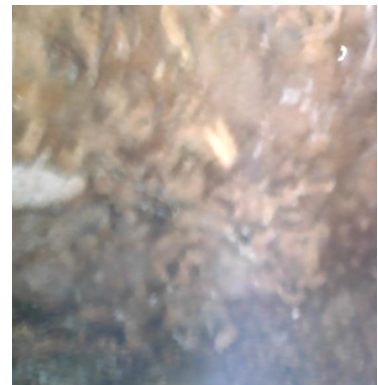
Plate 16: Norway Maple T1



Plate 17: Large and extensive cavity of T2. PRF-M bat roost potential.



Plate 18: Endoscope view of cavity



Summary of Findings

- 1.14 Only one tree exhibited features that bats could have potentially utilised for roosting. Should this tree require felling/ removal then further surveys to assess for the potential/ actual presence of roosting bats is recommended. These surveys would be conducted during the bat activity season, (May to September), with one of the additional surveys conducted between May to August. If management of this tree is to be carried out, it is recommended that this tree be pollard at approximately 1.5m above the bat roost potential feature. This would be carried out under the supervision of the suitably licenced and experienced ecological consultant. The feature would be checked again, immediately prior to the pollard works being carried out. This would also be carried out outside of the main bat activity season, to further limit any potential for disturbance. If bats are present and disturbance of the roost to occur, then works could cease and licence sought from Natural England to carry out the works that would disturb a roosting bat.

Signed

A handwritten signature in black ink, appearing to read 'Richard Law'.

Richard Law BSc (Hons) MRes CEnv MCIEEM FLS

Sylvatica Ecology Ltd

www.sylvaticaecology.co.uk

Company Registration Number: 07705793

References

BCT (2023) Bat Survey Guidelines for Professional Ecologist – 4th Edition Good Practice Guidelines