

North London Cricket Club, 13 Montenotte Road, London, N8 8RL

North London Cricket Club

Bat Report

Report Ref: 14236.BatReport.vf

Version	Created By	Reviewed By	Approved By	Date
vf	Andrew Smith and James Chittock	Rob Whitlock	Vince Smith	25/06/2026

This report has been prepared by the following:



Andrew Smith BSc (Hons) MSc
Assistant Ecologist



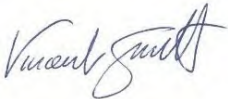
James Chittock BSc (Hons) ACIEEM
Senior Ecologist

This report has been reviewed by the following:



Rob Whitlock BSc (Hons), MRes, MCIEEM
Associate Director

This report has been approved by the following:



Vince Smith MSc, MCIEEM
Director

COPYRIGHT

The copyright of this document remains with Ecology Solutions. The contents of this document therefore must not be copied or reproduced in whole or in part for any purpose without the written consent of Ecology Solutions.

PROTECTED SPECIES

This report contains sensitive information relating to protected species. The information contained herein should not be disseminated without the prior consent of Ecology Solutions.

Contents

1.	Introduction	1
1.1.	Background	1
1.2.	Site Characteristics	1
1.3.	Purpose of this Report	1
2.	Legislation and Ecology	2
3.	Survey Methodology	4
3.1.	Field Study	4
4.	Site Description	6
4.1.	The Site	6
5.	Survey Results	7
5.1.	Building and Tree Assessment	7
5.2.	Emergence Survey	7
6.	Discussion and Recommendation	12
6.1.	Use of Buildings and Site	12
6.2.	Proposals and Effect	12
6.3.	Mitigation and Enhancements	12
7.	Summary and Conclusions	14

Plans

PLAN ECO1	Site Location and Ecological Designations
PLAN ECO2	Ecological Features
PLAN ECO3	Roost Suitability and Surveyor/NVA Locations
PLAN ECO4a	Bat Emergence Survey Results 14.05.2026
PLAN ECO4b	Bat Emergence Survey Results 04.06.2026

Photographs

PHOTOGRAPH 1	Building B1 – Northern Elevation
PHOTOGRAPH 2	Building B2 – Southern Elevation
PHOTOGRAPH 3	Building B1 - Western Elevation
PHOTOGRAPH 4	Building B2 - Northern Elevation
PHOTOGRAPH 5	Building B2 – Southern Elevation

PHOTOGRAPH 6	Building B1 – Gap in Barge Board
PHOTOGRAPH 7	Building B1 – Gap in Soffit Board
PHOTOGRAPH 8	Building B1 – Gaps in Cladding
PHOTOGRAPH 9	Building B1 – Gap in wood
PHOTOGRAPH 10	Building B1 – Gap near Pipe
PHOTOGRAPH 11	Building B2 – Gaps in Gable Facade
PHOTOGRAPH 12	Building B2 – Gap between External Wall and Barge Board

Appendices

APPENDIX 1	Bat Boxes Specifications (Trees)
APPENDIX 2	Bat Boxes Specifications (Buildings)

1. Introduction

1.1. Site Background and Proposals

- 1.1.1. Ecology Solutions was commissioned by North London Cricket Club in January 2026 to undertake two dusk emergence bat surveys and produce a bat report of the North London Cricket Club, hereafter referred to as 'the site' (see Plan ECO1).
- 1.1.2. The proposal for the site includes the demolition of Buildings B1 and B2. The proposed development includes the erection of a porch, and ground floor extension with retractable shading; increasing outdoor terrace area; external changes to existing building and fenestration; cycle parking and associated works.
- 1.1.3. Ecology Solutions previously produced a Preliminary Ecological Appraisal¹ (PEA) which highlighted the buildings as supporting 'Moderate' roost suitability for bats. This PEA report has been referenced within this report where appropriate.

1.2. Site Characteristics

- 1.2.1. The site is approximately 1.5ha in size and located along Montenotte Road, Crouch End Playing Fields, London. The site is an active cricket club largely comprising modified grassland and six buildings. Two of the buildings are part of the clubhouse pavilion, three are storage facilities and one scoreboard. The site boundaries consist of a single row of native trees of varying ages and sizes (see Plan ECO2).
- 1.2.2. The site is part of Crouch End Playing Fields Complex Site of Importance for Nature Conservation (SINC) and has been classified as a 'Site of Borough Importance Grade 1'. A woodland is situated immediately to the west, beyond which is Wood Vale Road with residential buildings and further beyond is Queen's Wood SINC and Local Nature Reserve (LNR). To the east is a residential area, including Highgate Wood School. Large areas of grassland adjoin to the northern and southern site boundary. Further south is Sherds Hill Allotments SINC.

1.3. Purpose of Bat Report

- 1.3.1. This report sets out the results of the bat survey work undertaken by Ecology Solutions in May and June 2026.
- 1.3.2. Where necessary, mitigation measures are recommended so as to safeguard this faunal group within the site and, where appropriate, enhancement measures are put forward.

¹ Ecology Solutions (March 2026). North London Cricket Club, 13 Montenotte Road, London, N8 8RL. *Preliminary Ecological Appraisal*. Ref: 14236.PEA.vf2

2. Legislation and Ecology

2.1. Legislation and Licensing

2.1.1. All bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations"). These include provisions making it an offence to:

- Deliberately kill, injure or take (capture) bats;
- Deliberately disturb bats in such a way as to:-
 - (i) be likely to impair their ability to survive, to breed or rear or nurture their young; or to hibernate or migrate; or
 - (ii) to affect significantly the local distribution or abundance of the species to which they belong;
- Damage or destroy any breeding or resting place used by bats;
- Intentionally or recklessly obstruct access to any place used by bats for shelter or protection (even if bats are not in residence).

2.1.2. The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that was not the primary purpose of the act.

2.1.3. European Protected Species licences are available from Natural England in certain circumstances, and permit activities that would otherwise be considered an offence.

2.1.4. In accordance with the Habitats Regulations Natural England must apply the three derogation tests as part of the process of considering a licence application. These tests are that:

- The activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative; and
- The favourable conservation status of the species concerned must be maintained.

2.1.5. Licences can usually only be granted if the development is in receipt of full planning permission.

2.2. Ecology

2.2.1. There are seventeen breeding bat species in Britain. Many of them are considered threatened due to a variety of factors including habitat loss and disturbance / damage to roosts. Of these seventeen species, a number regularly use buildings as roost sites.

2.2.2. Bats are highly mobile flying mammals, which, in Britain, feed entirely on insects. They are able to fly and feed in the dark by using a system of echolocation that gives them a 'sound picture' of their surroundings.

- 2.2.3. In winter when prey is scarce, British bats hibernate in humid parts of buildings, caves or hollow trees where temperatures are typically stable. They may wake occasionally but only become fully active again in the spring.
- 2.2.4. Female bats gather together in maternity roosts in summer to give birth and rear their single offspring. Like other mammals, bats have fur and give birth to live young. Infant bats suckle on their mother's milk for several weeks until they can fly and hunt insects for themselves. Bats are long-lived mammals and some British species are known to live to over twenty-five years of age.

3. Survey Methodology

3.1. Field Study

- 3.1.1. All field surveys were undertaken with regard to best practice guidelines issued by CIEEM (2023²), the Joint Nature Conservation Committee (2012³) and the Bat Conservation Trust (2023⁴).

Preliminary Roost Assessment (PRA)

- 3.1.2. An initial walkover survey of the site was conducted on 13 November 2025 by Suitably Qualified Ecologists (SQE), and accredited agent, James Chittock BSc (Hons) ACIEEM, and Andrew Smith BSc (Hons) MSc, to assess the onsite habitats, trees and buildings. Particular attention was given to the site's current suitability for supporting bats.
- 3.1.3. Internal and external visual inspections of the buildings were completed to assess their potential to support roosting bats.
- 3.1.4. The probability of a building being used by bats as a summer roost site increases if it:
- Is largely undisturbed;
 - Dates from pre-20th Century;
 - Has a large roof void with unobstructed flying spaces;
 - Has access points for bats (though not too draughty);
 - Has wooden cladding or hanging tiles; and
 - Is in a rural setting and close to woodland or water.
- 3.1.5. Conversely, the probability decreases if a building is of a modern or pre-fabricated design / construction, is in an urban setting, has small or cluttered roof voids, has few gaps at the eaves or is a heavily disturbed premises.
- 3.1.6. The main requirements for a winter / hibernation roost site are that it maintains a stable (cool) temperature and humidity. Sites commonly utilised by bats as winter roosts include cavities / holes in trees, underground sites and parts of buildings. While different species may show a preference for one of these types of roost site, none are solely dependent on a single type.
- 3.1.7. Trees within the site were similarly assessed for their potential to support roosting bats. Features typically favoured by bats or evidence of past use by bats were searched for including:
- Obvious holes, e.g. rot holes and old Woodpecker holes;
 - Dark staining on the tree, below the hole;
 - Tiny scratch marks around a hole from bat claws;

² Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management (CIEEM).

³ Mitchell-Jones, A.J. & McLeish, A.P. (Eds.) (2012). *Bat Workers' Manual*. 4th edition. Joint Nature Conservation Committee, Peterborough.

⁴ Collins, J. (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th Edition. The Bat Conservation Trust, London.

- Cavities, splits and or loose bark from broken or fallen branches, lightning strikes etc.; and
- Very dense covering of mature Ivy *Hedera helix* over trunk.

3.2. **Ecological Clerks of Works Internal Inspection**

- 3.2.1. As part of permitted internal works, SQE James Chittock supervised the removal of wall boards, insulation and partitions on 6 February 2026 during suitable weather conditions.
- 3.2.2. The SQE undertook a pre-inspection check of the buildings and provided a toolbox talk to all personnel highlighting responsibilities, H&S and legislation. No field signs of bats or roosting bats were recorded during the works.

3.3. **Dusk Emergence Surveys**

- 3.3.1. Two dusk emergence surveys were undertaken on Buildings B1 and B2 on 14 May and 4 June 2026, as per the latest guidelines. Both structures are considered to be of 'Moderate' roosting suitability for bats.
- 3.3.2. The surveys were undertaken by SQEs James Chittock BSc (Hons) ACIEEM and Andrew Smith BSc (Hons) MSc, Myles Brinkley, Luca Stephens and Duggie Cook.
- 3.3.3. The survey method undertaken aimed to identify any roosting bats leaving or entering the buildings. The dusk emergence surveys were undertaken from approximately 15 minutes before sunset until approximately two hours after sunset, as per current guidelines.
- 3.3.4. The survey consisted of three surveyors being positioned strategically around the buildings and equipped with iPads paired with Echo Meter Touch 2 PRO bat detectors and Nightfox Whisker Night Vision Aids (NVAs) (see Plan ECO3).
- 3.3.5. Video footage from the NVAs was subsequently reviewed by SQEs for any signs of bats emerging from the buildings. The iPad data was also analysed through BTO Acoustic Pipeline for bat calls.

4. Site Description

4.1. The Site

- 4.1.1. The site is within Crouch End Playing Fields Complex SINC and is classified as a 'Site of Borough Importance Grade 1'.
- 4.1.2. Two buildings (B1 and B2) are present within proposed work zone of the site.
- 4.1.3. Building B1 is located within the southern edge of the site (see Photograph 1). The building acts as a bar and social area for the cricket club. The building is a timber frame from the 1970s with a gable roof. The building has wooden cladding over the gable ends and cladding sides, the roof is slightly pitched covered with bitumen felt. There are windows around all elevations of the building, particularly the northern elevations. To the west, there is a concrete extension to the building which is used as a cellar/storeroom for the bar (see Photograph 3).
- 4.1.4. Building B2 of similar construction is directly adjacent and eastward of building B1 along the southern edge of the site (see Photograph 2). The building serves as changing rooms and shower facilities for the club. The building has a raised wooden veranda on the northern elevation (see Photograph 4). The building has wooden cladding over the gable ends and cladding sides, and the roof is covered with bitumen felt. There are windows around all elevations of the building (see Photograph 5). There is an outdoor corridor separating B1 and B2 in the centre with a flat roof and gated entrance.
- 4.1.5. Other habitats surrounding the buildings include, modified grassland, artificial sports pitch, natural sports pitch, compost heaps, bramble scrub, scattered line of trees, developed land sealed surface and ground level planters. These habitats will not be affected by the development of the site.
- 4.1.6. Further details of the remaining habitats are detailed separately in the PEA by Ecology Solutions.

5. Survey Results

5.1. Building Assessment

5.1.1. Buildings B1 and B2 offer 'Moderate' Suitability for roosting bats.

5.1.2. Buildings B1 and B2 have multiple potential roosting features (PRFs) that could be used by roosting bats. PRFs include gaps along the soffit along the gable ends of the buildings and around the external concrete storage room attached to B1. There are also multiple gaps between the cladding on the northern elevations of the buildings (see Table 5.1).

5.1.3. During the internal survey work within the loft space of buildings B1 and B2, no direct observations or evidence of bat roosting, such as droppings, staining or scratches were recorded at the time of survey. The building is still nonetheless considered to support 'Moderate' suitability for roosting bats, with clear gaps and holes which could be utilised by roosting bats (see Photographs 6-12 and Plan ECO3).

Table 5.1. Potential roosting bat features for buildings.

Building Reference	Potential Roosting Feature	Photograph Ref.	Overall Suitability
B1	Gap between barge board and wall of storage area	P6	Moderate
	Cracks in soffit board above window	P7	
	Gaps in cladding	P8	
	Hole in woodwork	P9	
	Gap between pipes and ceiling	P10	
B2	Gaps along gable facade	P11	Moderate
	Gaps between bargeboards and external wall	P12	
	External wooden board dropping	-	

5.2. Emergence Surveys

5.2.1. Two dusk emergence surveys were conducted on Buildings B1 and B2 in May and June 2026.

5.2.2. The weather conditions and timings of the survey are summarised in Table 5.2 below.

Table 5.2. Weather conditions and survey timings.

Date	14.05.2026	04.06.2026
Sunset	20:44	21:11
Survey Start	20:29	20:56
Survey End	22:35	23:11
Cloud Cover (%)	80%	40%
Temperature (°C)	Start: 15 End: 13	Start: 15 End: 13
Weather	No Wind, some drizzle between 21:41-21:52pm	No Wind

Emergence Survey 14.05.2026

5.2.3. The results of the emergence survey undertaken on Buildings B1 and B2 on 14 May 2026 are shown in Table 5.3. The locations of bats recorded, and their flight paths are shown on Plan ECO4a.

Table 5.3. Emergence survey results for Buildings B1 and B2 (14.05.2026⁵).

Position	Species	No. Registrations	First Registration After Sunset
A	Ppip	15	27 min
	Ppyg	59	22 min
	NL	4	1hr 16 min
	Nn	4	1 hr 8 min
	Total	82	

⁵ In all cases the following abbreviations are used: Nn/Noctule *Nyctalus noctula*; NL/Leisler's Bat *Nyctalus leisleri*; Pa/Brown Long-eared Bat *Plecotus auritus*; Ppip/Common Pipistrelle *Pipistrellus pipistrellus*; and Ppyg/Soprano Pipistrelle *Pipistrellus pygmaeus*.

Position	Species	No. Registrations	First Registration After Sunset
B	Ppip	2	30 min
	Ppyg	1	1 hr 37 min
	Nl	1	1 h 45 min
	Total	4	
C	Ppip	5	28 min
	Ppyg	5	25min
	Nn	2	1 h 8 min
	Total	12	

- 5.2.4. A low level of bat activity was recorded across the duration of the survey with a total of 98 registrations recorded. There were no confirmed emergences of bats from either Building B1 or B2 at any of the positions.
- 5.2.5. The earliest registration pertains to Soprano Pipistrelle which was recorded at 22 minutes after sunset from position A, the recording was heard not seen. The first Soprano Pipistrelle seen at position A was 37 minutes after sunset and was seen flying over the building from the trees to the south. In total there were 65 registrations for Soprano Pipistrelle across the three positions.
- 5.2.6. Other early registrations include Common Pipistrelle which was recorded earliest at 27 minutes after sunset from location A. This early registration was heard not seen. In total there were 22 registrations for Common Pipistrelle across the three positions.
- 5.2.7. Other registrations pertained to Leisler's Bat, with a total of 5 registrations recorded at position A and B over the course of the survey, with the earliest registration occurring 1 hour and 16 minutes after sunset from position A. This registration was heard not seen.
- 5.2.8. Further registrations pertain to Noctule which were recorded at positions A and C, with the earliest registration 1 hr 8 minutes after sunset from position C. This registration was recorded as heard not seen.
- 5.2.9. A Soprano Pipistrelle was observed by surveyors at positions A and B flying from the woodland to the south over the building (see Plan ECO4a).

Emergence Survey 04.06.2026

- 5.2.10. The results of the emergence survey undertaken on Buildings B1 and B2 on 4 June 2026 are shown in Table 5.4. The locations of bats recorded, and their flight paths are shown on Plan ECO4b.

Table 5.4. Emergence survey results for Buildings B1 and B2 (04.06.2026).

Position	Species	No. Registrations	First Registration After Sunset
A	Ppip	1057	25 min
	Ppyg	216	26 min
	Pa	2	51 min
	NL	1	35 min
	Nn	1	1 hr 36 min
	Total	1277	
B	Ppip	498	26 min
	Ppyg	102	29 min
	Pa	1	1 hr 45 min
	Total	601	
C	Ppip	251	1 hr 20 min
	Ppyg	170	1 h 20 min
	Total	421	

- 5.2.1. A high level of bat activity was recorded across the duration of the survey with a total 2,299 registrations recorded. There were no confirmed emergences of bats from either Building B1 or B2 at any of the positions.
- 5.2.2. The earliest registration pertains to a Common Pipistrelle which was recorded at 25 minutes after sunset from position A. The Common Pipistrelle was seen flying over the building and continuously foraging along the trees to the south. In total, there were 1,806 registrations for Common Pipistrelle across the three positions.
- 5.2.3. Other early registrations include Soprano Pipistrelle, with the earliest recorded at 26 minutes after sunset at position A. This Soprano Pipistrelle was seen continuously foraging along the trees to the south. In total there were 488 registrations for Soprano Pipistrelle across the three positions. A single registration for Leisler's bat was recorded at 35 minutes after sunset from position A, this registration was recorded as heard not seen.
- 5.2.4. Other registrations pertained to Noctule, with a single registration recorded at position A over the course of the survey, with the registration occurring 1 hour and 36 minutes after sunset and recorded as heard not seen.
- 5.2.5. Further registrations pertain to Brown long-eared Bat, which were recorded at positions B and A. The earliest registration was recorded 51 minutes after sunset at position A. The Brown long-eared Bat was not seen by the observer.

- 5.2.6. From position A, a Common Pipistrelle and Soprano Pipistrelle were seen flying over the building and continuously foraging along the woodland to the southwest between 21:36 and 22:11.
- 5.2.7. The lowest level of activity was observed from position C, albeit still relatively high, with multiple sightings of Common Pipistrelle and Soprano Pipistrelle communing and foraging in and above the car park area to the south (see Plan ECO4b).
- 5.2.8. In addition, bats were observed from position B, with a Common Pipistrelle commuting over the building at 21:45 and a Soprano Pipistrelle foraging at 22:10.

5.3. **Summary**

- 5.3.1. Overall, the first emergence survey in 2026 recorded a low level of activity, while the second emergence survey recorded a relatively high level of activity. The majority of registrations over the survey period were attributed to Common Pipistrelle and Soprano Pipistrelle, with fewer registrations recorded for Brown Long-eared Bat, Leisler's Bat and Noctule. No emergences were recorded across the two dusk emergence surveys.

6. Discussion and Recommendations

6.1. Use of Buildings and Site

- 6.1.1. No emergencies were recorded from Buildings B1 and B2 across the two dusk emergence surveys.
- 6.1.2. The highest level of activity recorded pertains to Common Pipistrelle and Soprano Pipistrelle. The surveys revealed the use of the site by other bat species including Brown Long-eared Bat, Leisler's Bat and Noctule.
- 6.1.3. Individuals of Common Pipistrelle and Soprano Pipistrelle were observed during the surveys with other species only recorded via the bat detectors. The highest level of activity visually observed was from position C within the car park to the south during the June survey.

6.2. Proposals and Effect

- 6.2.1. The proposals include the demolition of Buildings B1 and B2, largely limited to removal of old cladding and replacing with new cladding as well as removal of all identified PRFs.
- 6.2.2. Due to the absence of bat roosts, no Natural England European Protected Species (EPS) Licence is required to facilitate the demolition of the buildings.
- 6.2.3. The wider site and its habitats will be retained and safeguarded throughout the construction and operational phases of development as detailed in the supporting Construction Environmental Management Plan⁶ (CEMP) (Biodiversity).

6.3. Mitigation and Enhancements

Approach to Demolition Works

- 6.3.1. While no bat roosts were recorded, it is recommended that a precautionary approach to works is taken given the early registrations noted during the surveys and that bats are known to alter their roost locations throughout the year.
- 6.3.2. Work will only be undertaken during favourable weather conditions and not during heavy rain, high winds or temperatures below 5°C.
- 6.3.3. As a precaution, a soft strip demolition will be required and works to proceed under the supervision of licenced bat ecologist(s). This will involve careful removal of the roof tiles and cladding or step by step deconstruction of the roof and previously identified PRFs to avoid any bats becoming injured and / or killed during demolition. Any bats encountered during this work will be moved to bat boxes installed on retained trees in the wider site ownership.
- 6.3.4. Before the start of demolition work, contractors will be briefed as to the potential presence of bats. Contractors will be informed of their legal responsibilities and

⁶ Ecology Solutions (March 2026). North London Cricket Club, 13 Montenotte Road, London, N8 8RL. *Construction Environmental Management Plan (Biodiversity)*. Ref: 14236.CEMP.vf

instructed to seek advice from a licensed bat ecologist in the event that a bat is uncovered during the work.

- 6.3.5. Where possible and safe to do so, a licenced ecologist will check identified PRFs with an endoscope prior to demolition.
- 6.3.6. New roost provisions in the form bat boxes (see Appendix 1) will be installed within the wider site ownership on retained trees prior to any work to serve as a suitable site to deposit bats, should they be found during the process, as well as ensuring that future roost opportunities shall be provided post-demolition. The boxes shall be retained in-perpetuity. Wall-mounted bat boxes (see Appendix 2) should also be considered affixed to the new facade of the pavilion to provide further roosting opportunities for bats.

7. Summary and Conclusions

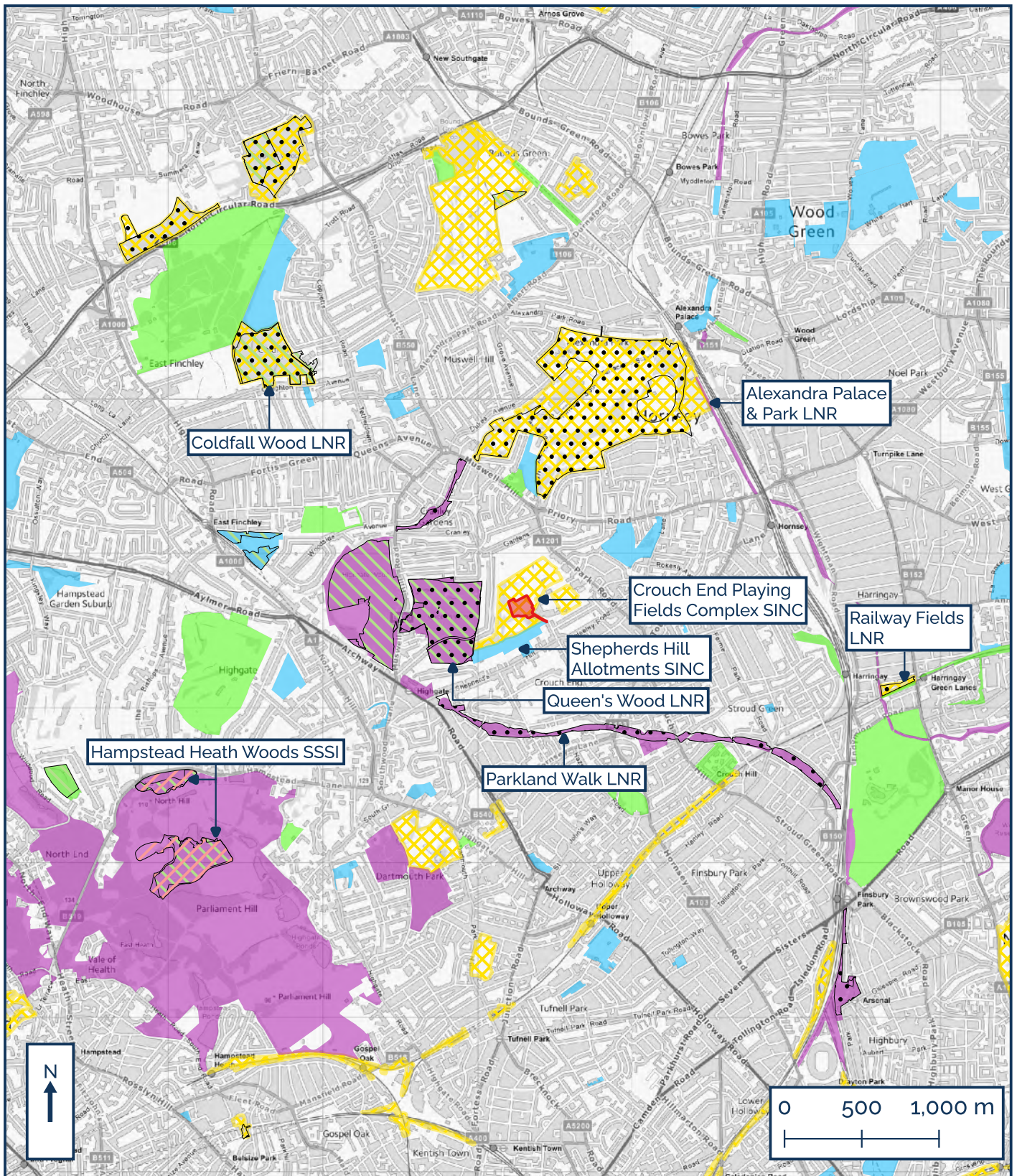
- 7.1. Ecology Solutions was commissioned by North London Cricket Club in January 2026 to undertake two dusk emergence bat surveys and produce a bat report of the North London Cricket Club. The proposal for the site includes the demolition of Buildings B1 and B2.
- 7.2. An initial walkover survey of the site was conducted on 13 November 2025 by Suitably Qualified Ecologists (SQE), and accredited agent, James Chittock BSc (Hons) ACIEEM, and Andrew Smith BSc (Hons) MSc, to assess the onsite habitats, trees and buildings. Particular attention was given to the site's current suitability for supporting bats.
- 7.3. Internal and external visual inspections of the buildings were completed to assess their potential to support roosting bats. During the internal survey work within the loft space of buildings B1 and B2, no direct observations or evidence of bat roosting, such as droppings, staining or scratches were recorded at the time of survey.
- 7.4. As part of permitted internal works, SQE James Chittock supervised the removal of wall boards, insulation and partitions on 6 February 2026 during suitable weather conditions. The SQE undertook a pre-inspection check of the buildings and provided a toolbox talk to all personnel highlighting responsibilities, H&S and legislation. No field signs of bats or roosting bats themselves were recorded during the works.
- 7.5. Buildings B1 and B2 have multiple PRFs that could be used by roosting bats. PRFs include gaps along the soffit along the gable ends of the buildings and around the external concrete storage room attached to B1. There are also multiple gaps between the cladding on the northern elevations of the buildings. Both structures are considered to be of 'Moderate' roosting suitability for bats.
- 7.6. Two dusk emergence surveys were undertaken on Buildings B1 and B2 on 14 May and 4 June 2026, as per the latest guidelines. The survey method undertaken aimed to identify any roosting bats leaving or entering the buildings.
- 7.7. Overall, the first emergence survey recorded a low level of activity, while the second recorded a relatively high level of activity. The majority of registrations over the survey period were attributed to Common Pipistrelle and Soprano Pipistrelle, with fewer registrations recorded for Brown Long-eared Bat, Leisler's Bat and Noctule. No emergences were recorded across the two dusk emergence surveys.
- 7.8. Due to the absence of bat roosts, no Natural England European Protected Species (EPS) Licence is required to facilitate the demolition of the buildings. While no bat roosts were recorded, it is recommended that a precautionary approach to works is taken given the early registrations noted during the surveys and that bats are known to alter their roost locations throughout the year.
- 7.9. As a precaution, a soft strip demolition will be required and works to proceed under the supervision of licenced bat ecologist(s). Before the start of demolition work, contractors will be briefed as to the potential presence of bats. Contractors will be informed of their legal responsibilities and instructed to seek advice from a licensed bat ecologist in the event that a bat is uncovered during the work.

- 7.10. New roost provisions in the form of nine bat boxes will be installed within the wider site ownership prior to any work to serve as a suitable site to deposit bats.

Plans

PLAN ECO1

Site Location and Ecological Designations



KEY:

- SITE BOUNDARY
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- LOCAL NATURE RESERVE (LNR)
- SITE OF METROPOLITAN IMPORTANCE
- SITE OF BOROUGH IMPORTANCE GRADE 1
- SITE OF BOROUGH IMPORTANCE GRADE 2
- SITE OF LOCAL IMPORTANCE
- ANCIENT AND SEMI-NATURAL WOODLAND



Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecology-solutions.co.uk

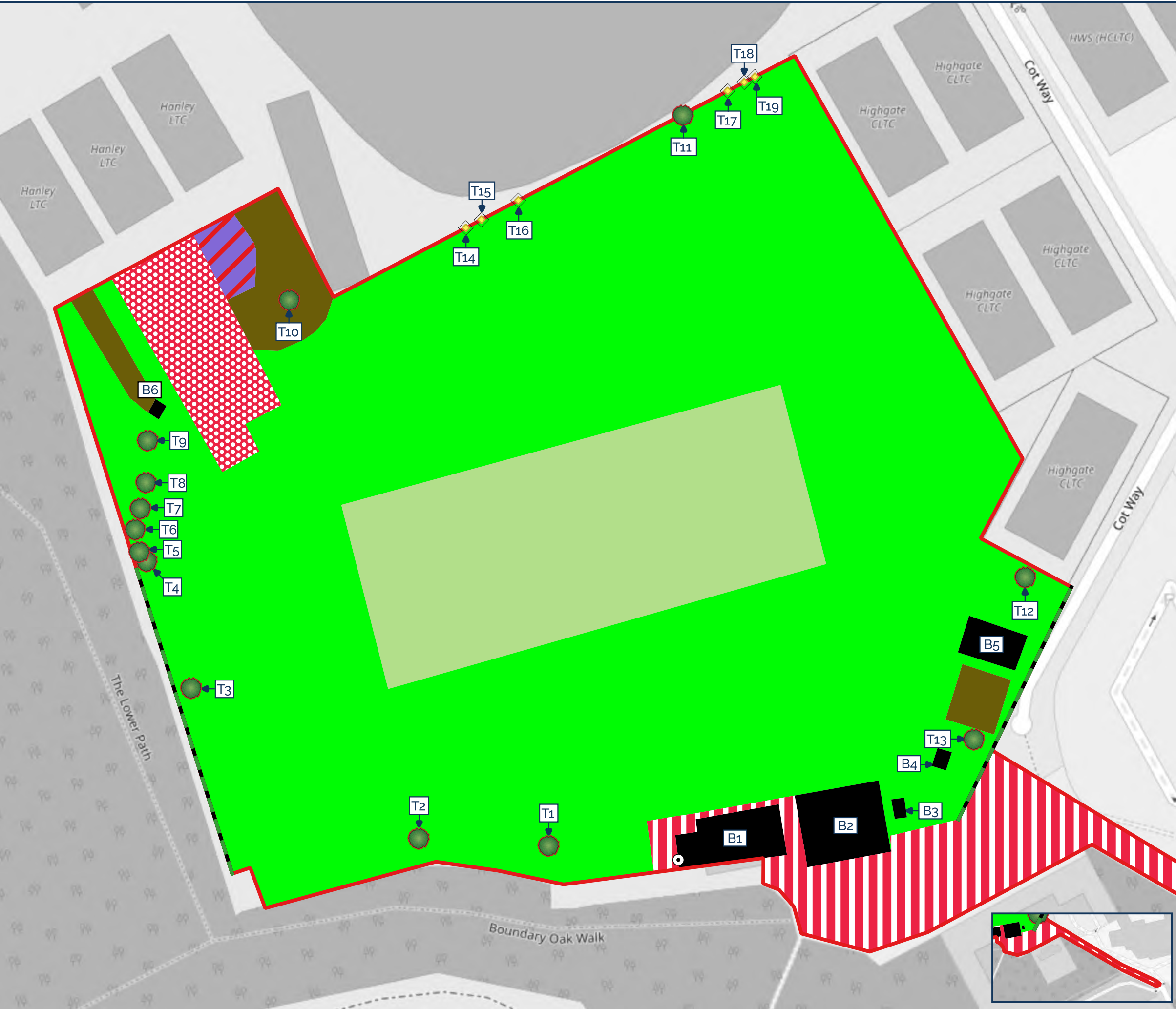
14326: NORTH LONDON CRICKET CLUB,
13 MONTENOTTE ROAD, LONDON,
NR8 8RL

PLAN ECO1: SITE LOCATION AND
ECOLOGICAL DESIGNATIONS

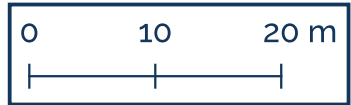
Rev: B
Mar 26

PLAN ECO₂

Ecological Features



- KEY:**
- SITE BOUNDARY
 - MODIFIED GRASSLAND
 - NATURAL SPORTS PITCH
 - ARTIFICIAL SPORTS PITCH
 - BUILDINGS
 - COMPOST HEAPS
 - BRAMBLE SCRUB
 - DEVELOPED LAND, SEALED SURFACE
 - GROUND LEVEL PLANTERS
 - LINE OF TREES
 - ◆ SMALL URBAN TREES
 - BAT POTENTIAL TREES
 - BIRD NESTING MATERIAL



Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecologysolutions.co.uk

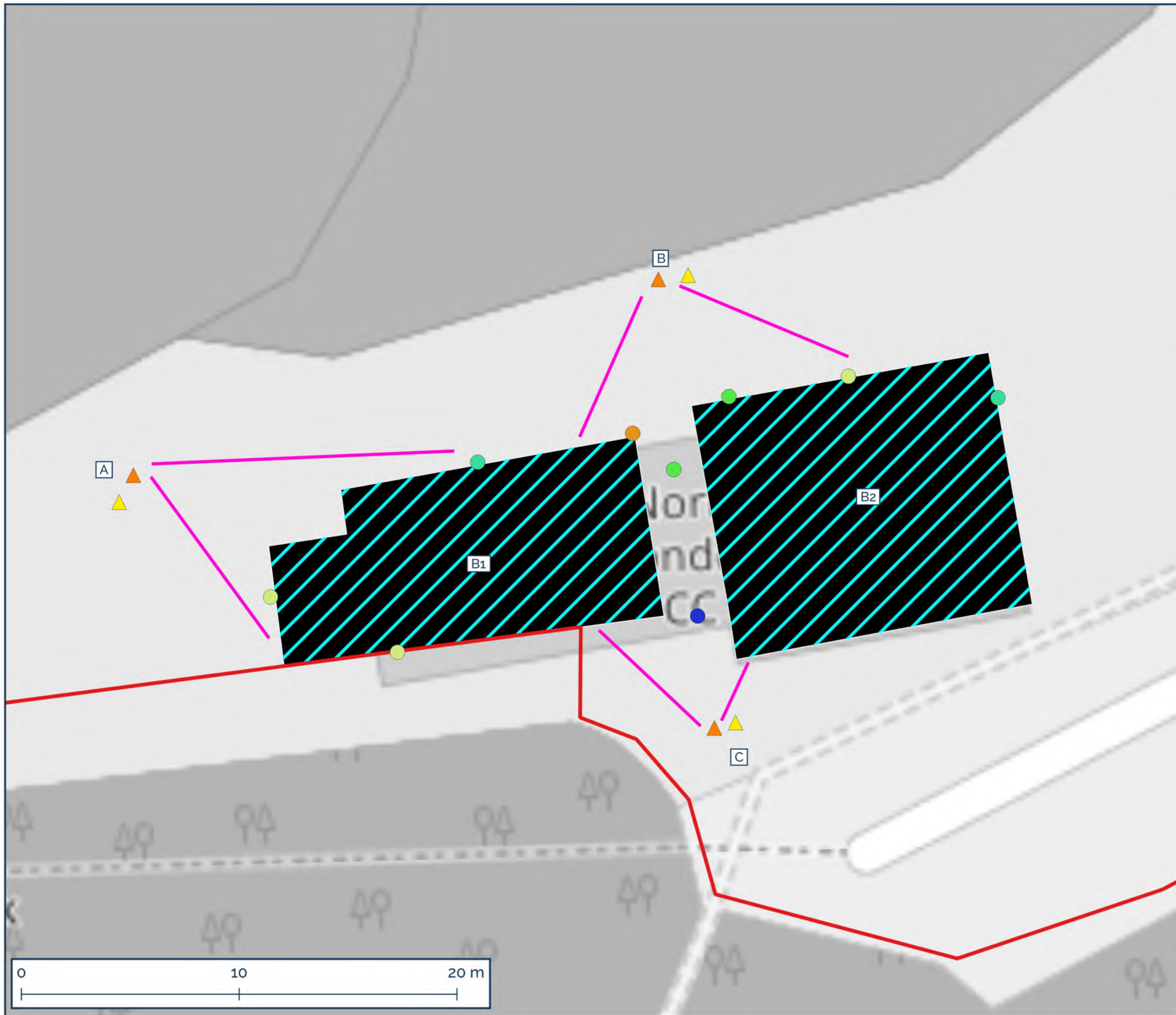
14236: NORTH LONDON CRICKET
CLUB, 13 MONTENOTTE ROAD,
LONDON, N8 8RL

PLAN ECO2: ECOLOGICAL
FEATURES

Rev: B
Mar 26

PLAN ECO3

Roost Suitability and Surveyor / NVA Locations



KEY:

SITE BOUNDARY

BUILDING

FIELD OF VIEW

NIGHT VISUAL AID

SURVEYOR

EXTERIOR PRES

GAPS IN BARGE BOARD AND SOFFIT

GAP IN BOARD

EXPOSED CLADDING

OPEN GAP

WALL CRACK



Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecologysolutions.co.uk

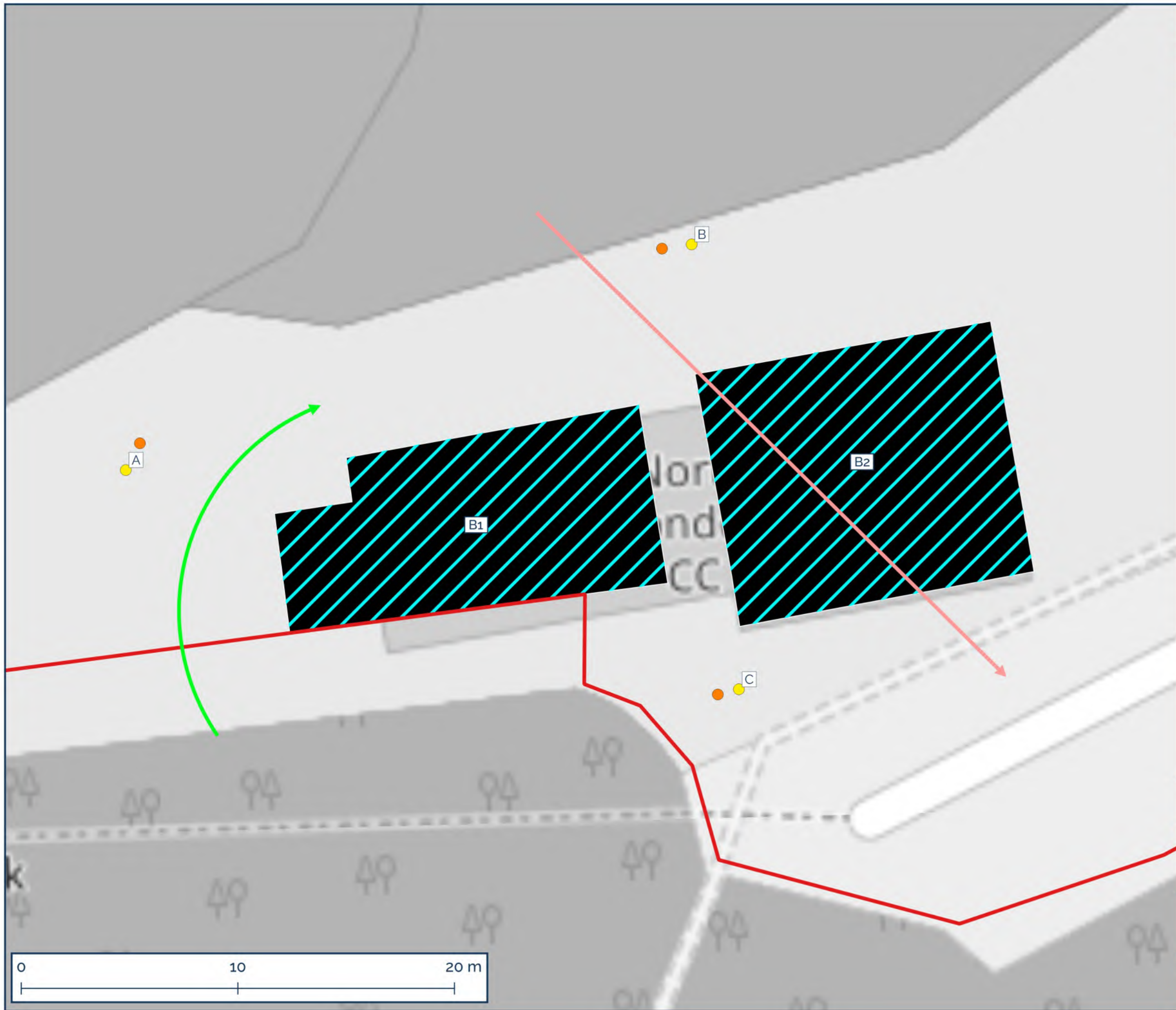
14236: NORTH LONDON
CRICKET CLUB, 13 MONTENOTTE
ROAD, LONDON, N8 8RL

PLAN ECO3: ROOST SUITABILITY
AND SURVEYOR/NVA
LOCATIONS

Rev: A
Jun 2026

PLAN ECO4a

Bat Emergence Survey Results 14.05.2026



KEY:

- SITE BOUNDARY
- COMMON PIPISTRELLE REGISTRATION
- SOPRANO PIPISTRELLE REGISTRATION
- NIGHT VISUAL AID
- SURVEYOR

ECOLOGY SOLUTIONS
LANDSCAPE, MITIGATION & BIODIVERSITY
A PHENNA GROUP COMPANY

Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecologysolutions.co.uk

14236: NORTH LONDON
CRICKET CLUB, 13 MONTENOTTE
ROAD, LONDON, N8 8RL

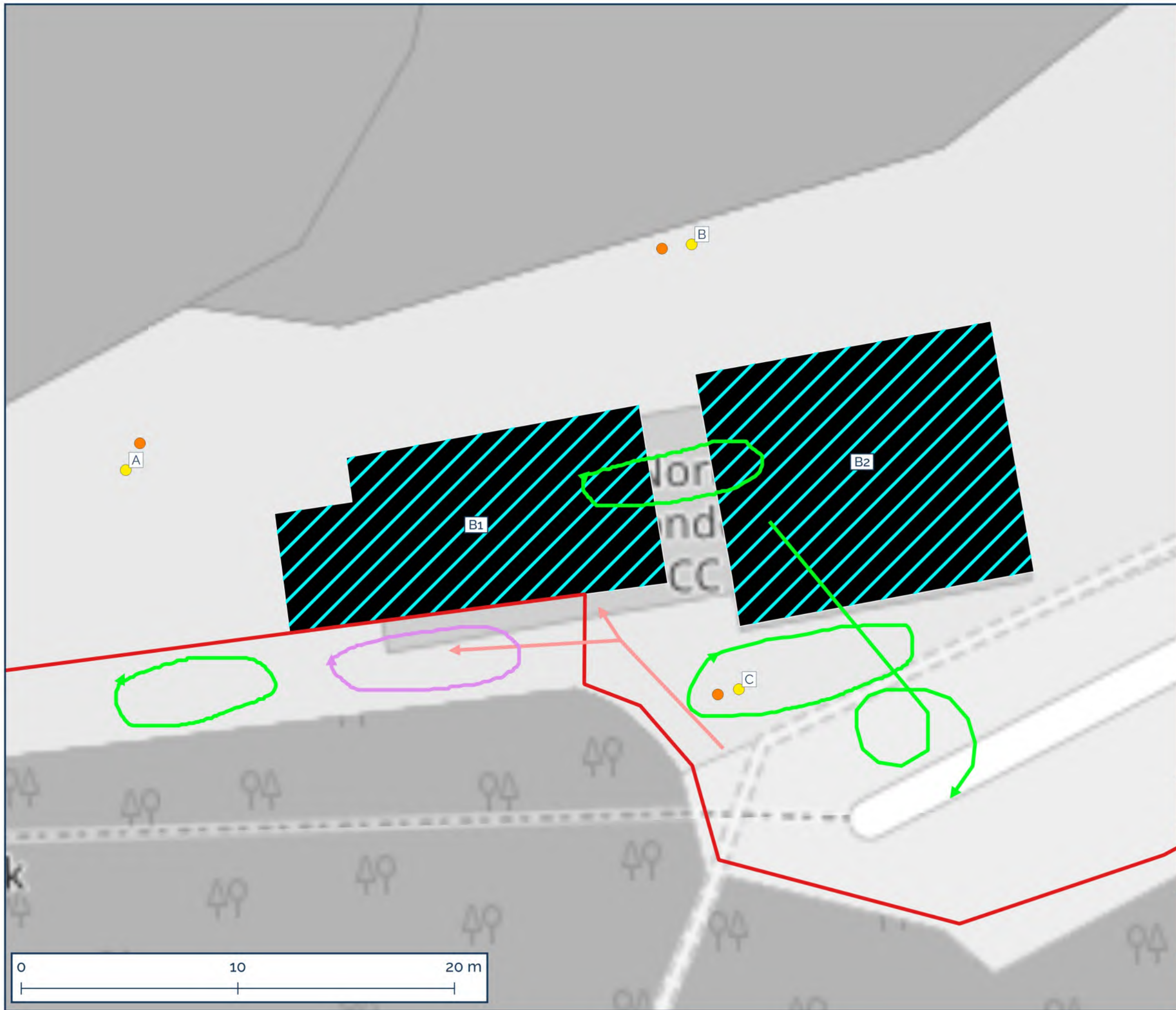
PLAN ECO4a: BAT EMERGENCE
SURVEY RESULTS 14.05.2026

Rev: A
Jun 2026

PLAN ECO4b

Bat Emergence Survey Results 04.06.2026

Based upon the Ordnance Survey map with permission of the Controller of His Majesty's Stationery Office. © Crown Copyright. Ecology Solutions Ltd, Cokenach Estate, Barkway, Royston, Hertfordshire, SG8 8DL. 100044628



KEY:

- SITE BOUNDARY
- COMMON PIPISTRELLE REGISTRATION
- SOPRANO PIPISTRELLE REGISTRATION
- SOPRANO PIPISTRELLE AND COMMON PIPISTRELLE REGISTRATIONS
- NIGHT VISUAL AID
- SURVEYOR

ECOLOGY SOLUTIONS
LANDSCAPE, MITIGATION & BIODIVERSITY
A PHENNA GROUP COMPANY

Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecologysolutions.co.uk

14236: NORTH LONDON
CRICKET CLUB, 13 MONTENOTTE
ROAD, LONDON, N8 8RL

PLAN ECO4b: BAT EMERGENCE
SURVEY RESULTS 04.06.2026

Rev: A
Jun 2026

Photographs

PHOTOGRAPH 1: Building B1 - Northern Elevation



PHOTOGRAPH 2: Building B2 - Southern Elevation



PHOTOGRAPH 3: Building B1 - Western Elevation



PHOTOGRAPH 4: Building B2 - Northern Elevation



PHOTOGRAPH 5: Building B2 - Southern Elevation



PHOTOGRAPH 6: Building B1 - Gap in Barge Board



PHOTOGRAPH 7: Building B1 - Gap in Soffit Board



PHOTOGRAPH 8: Building B1 - Gaps in Cladding



PHOTOGRAPH 9: Building B1 - Gap in Wood



PHOTOGRAPH 10: Building B1 - Gap near Pipe



PHOTOGRAPH 11: Building B2 - Gaps in Gable Facade



PHOTOGRAPH 12: Building B2 - Gap between External Wall and Barge Board



Appendices

APPENDIX 1

Bat Boxes Specification (Trees)

Bat Boxes

Schwegler bat boxes are made from 'woodcrete' and have the highest rates of occupation of all types of boxes.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot and predator-proof and extremely long lasting.

These boxes are designed for hanging from branches near the tree trunk or fixed using 'tree-friendly' aluminium nails.

Schwegler 1FF Flat Bat Box

This box design is ideal for crevice-inhabiting species such as Pipistrelle bats. Other bats such as Nathusius's Pipistrelle, Soprano Pipistrelle, Noctule, and Brown Long-Eared bat can benefit from the bat box.

Bats are able to perch within and keep warm thanks to the insulating and heat absorbent exterior and rough Woodstone interior.

Checked prior by a licenced ecologist outside of the active bat season (April to September inclusive) and hibernation period (November to February inclusive) to ensure the box is unoccupied.

*Height: 43mm
Width: 270mm
Depth: 140mm
Weight: 9kg*

Please note that this box is designed to be affixed to a wall or tree.

Due to the weight, it is unsuitable for fences or sheds.



Bat Boxes

This box is made from 'woodcrete', a unique durable combination of wood, concrete, and clay which will not leak, rot or warp, and maintains a suitable internal temperature throughout the seasons.

Chillon Woodstone Bat Box

This box is made from long-lasting woodstone. The internal space can accommodate up to 16 bats making suitable for small colonies of Pipistrelle sp. bats.

Height: 44cm

Width: 29cm

Weight: 5kg

Please note that this heavy box must be affixed securely onto the tree.

Due to the weight, it is unsuitable for fences or sheds.



APPENDIX 2

Bat Boxes Specification (Buildings)

Bat Boxes

Impeckable Bat Box

This fibreglass covered bat box can be colour matched to your premises. The box features a double tier assembly to provide warmth and suitable grip for roosting bats.

The wooden assembly is screwed and Plugged to the wall (four screws) then the GRP cover goes over it and likewise secured to the wall by four screws.

Dimensions:

40cm long/high and;
28.5cm wide.

The gap between both boards is 2cm and also the gap between the front board and the fibreglass cover will be 2cm.





info@ecologysolutions.co.uk | www.ecologysolutions.co.uk

Farncombe House | Farncombe | Broadway | Worcestershire | WR12 7LJ

Cokenach Estate | Barkway | Royston | Hertfordshire | SG8 8DL