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Our Ref: CRM.9183.001.EC.R.001

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Email: charlie.kempson@enzygo.com

Daniel Riordan
Alexander James Group
Alexander House
Highbridge Industrial Estate
Oxford Road
Uxbridge UB8 1LX

By Email: daniel.riordan@ajgroup.co.uk

Dear Daniel,

505-511 Archway Road – Bird & Bat Preliminary Roost Assessment (PRA) Letter

The following provides a Bird & Bat Preliminary Roost Assessment (PRA) Letter in support of the proposals at 505-511 Archway Road, London, N6 4HX.

Background

In June 2026, Enzygo Ltd ('Enzygo') was commissioned by Alexander James Group ('the client') to undertake a Bird and Bat PRA in support of development proposals at 505-511 Archway Road, London, N6 4HX.

Haringey Council granted permission to planning application HGY/2025/1220 in January 2026, subject to the discharge of planning conditions. Condition 18 states that *"...a further roost assessment for birds/bats prior to demolition or tree removal..."* should take place.

Methodology

The PRA was undertaken on 21st July 2026 by Greg Green BSc (Hons), as an accredited agent working under the supervision of Derek Allan BSc (Hons) MSc MCIEEM, who holds a CL18 Level 2 Licence (ref. 2025-14659-CLS-CLS). The survey was undertaken during the nesting Bird season and roosting Bat season. At the time of survey, the weather was 24°C, 50% cloud, dry, with a light wind. There were no significant limitations to external or internal access of the site or on-site buildings.

The check consisted of external and internal examination of the buildings present on-site for the following:

- The presence of Potential Roosting Features (PRFs) – opportunities for Bats to roost (i.e. crevices, cracks, damage to architecture, voids, loft/cellar spaces, etc.);
- Evidence of the presence of roosting Bats (droppings, feeding remains, etc.);
- A Ground-level Tree Assessment (GLTA) of individual trees on-site for PRFs;
- Suitable habitat for Birds to nest (trees, hedgerows, flat roofs, beams, mezzanines, etc.); and
- Evidence of the presence of nesting Birds (nests, eggs, pairs of Birds, etc.).

Results

Roosting Bats

There are a low number of PRF-I features present on-site. That is, PRFs which would be suitable to support individual numbers of crevice-dwelling Bats (e.g. *Pipistrellus* sp.). Crevice features for larger numbers of Bats were not identified. These PRFs take the form of raised metal sheeting and small cracks in brickwork. Any identified PRFs were thoroughly inspected. No evidence of roosting Bats (e.g. droppings, feeding remains, staining, etc.) was found on-site (including beneath or around identified PRFs), and many of the PRFs identified had cobwebs across their egress points, indicating they are not in regular use (see below).



There are no roof voids, cellars or loft spaces present which would support greater numbers of roosting Bats or free hanging species. No opportunities for hibernating Bats were identified.

The trees present on site do not possess any PRFs capable of supporting roosting Bats, largely on account of their age and overall condition. All trees were assessed as having 'None' suitability for roosting Bats, as per the Bat Conservation Trust (BCT) guidelines (Collins, 2023)

The site's setting within a heavily urbanised environment (London), will result in some of the highest levels of noise and light pollution in the country present at all times of day. Furthermore, the site is in active use as a car wash and garage, meaning vibration disturbance will be possible on-site. Highgate Wood is situated ~150m east of the site, providing far superior habitat for roosting Bats.

Considering the limited suitability of the structures on site to support roosting Bats, the high-levels of disturbance (noise, light and vibration) present on-site, and the presence of far more suitable roosting habitat in the immediate vicinity, it is considered that roosting Bats are likely absent from the site. Whilst a small number of PRF-I were identified, as these were fully inspected with no evidence of roosting Bats, the building has been classified as providing 'Negligible' potential in accordance with current guidance (Collins, 2023).

Nesting Birds

No evidence of nesting Birds was identified on-site.

There is suitable habitat on-site for nesting Birds in the form of individual trees as well as buildings. The trees are large enough to allow smaller species (sparrows, tits, wren, etc.) to nest within them but would struggle to support larger species due to their size.

Some of the buildings feature flat roofs, providing opportunities for nest creation. In addition, some internal areas of the buildings have rafters/beams which create areas where nest creation is possible. The species most likely to be nesting on-site is Woodpigeon.

Conclusion

It is not considered that any additional mitigation measures or further survey regarding roosting Bats is required in associated with the proposed development, and the recommendations within the PEA (Indigo Surveys, 2025) remain valid.

However, as is standard construction/demolition best practice, in the unlikely event that any roosting Bats are discovered or suspected, all works must cease immediately, and an ecologist and/or Natural England must be contacted for advice on how to proceed.

Demolition of buildings and tree removal should take place outside of the nesting Bird season (March to September, inclusive). If this is not possible, then these works should be conducted under the supervision of an Ecological Clerk of Works (ECOW). If nesting Birds are found on-site, the ECOW should establish a species-specific buffer zone within which works should not encroach until such a time as the nets becomes disused.

According to the Chartered Institute of Ecology and Environmental Management's (CIEEM) guidance *On The Lifespan of Ecological Reports & Surveys*, survey data is considered invalid once it is older than three years. Where data is between 18 months and three years old, a check from a suitably-qualified ecologist is recommended.

I trust that this addresses all matters.

Yours sincerely,

A handwritten signature in black ink that reads "Charlie Kempson".

Charlie Kempson (BSc (Hons), MSc, ACIEEM)

Senior Ecologist

For and on behalf of Enzygo Ltd

Enclosed – Site Photographs

