

Preliminary Ecological Appraisal

SITE

Cleopatra House Pembroke Road London N8 7RQ

PROJECT NUMBER	PREPARED FOR	PREPARED BY
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Document Control

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Site Address	Cleopatra House Pembroke Road London N8 7RQ

Project Personnel

Role	Name	Position	Date
Client	Eyal Moran	N/A	N/A
Consultant	Jess Dahl	Ecologist	28/08/2026
Surveyor	Jess Dahl	Ecologist	18/08/2026

Revision History

Date	Version	Summary of Changes
01/09/2026	0.1	First Draft
02/09/2026	1.0	First Issue

Acknowledgements

The data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and through direct consultation with Greenspace Information for Greater London.

Client Documents

This report has been completed on the assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

Table: Documents provided by the client as of 18/05/2026

Plans provided by the client as of 18/05/2026
Cleopatra House Pembroke Road London N8 7RQ.pdf

Summary

Summary	
Site Surveyed	Cleopatra House Pembroke Road London N8 7RQ National Grid Reference: TQ30328946
Purpose & Brief	Preliminary ecological appraisal commissioned by Eyal Moran
Development Proposals	The proposed development comprises the construction of a five-storey residential apartment block comprising nine flats
Methods	Desk Study UK Habitat Classification (UKHab) survey of the site. Assessment of likely significant effects as far as can be reasonably and proportionally known
Confirmed Ecological Constraints	None
Potential Ecological Constraints	Disturbance to foraging and commuting bats from inappropriate artificial lighting.
Recommendations For Further Survey Works	None
Opportunities For Ecological Enhancements	Bat boxes Bird boxes Production of Wildlife Friendly Lighting

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12 months in line with the guidance published by CIEEM and the Bat Conservation Trust.

Table of Contents

1 Introduction **5**
1.1 Overview 5
1.2 Site Description 5
1.3 Development Proposals 5
1.4 Scope of Works 5
2 Methodology **6**
2.1 Desktop Study 6
2.2 UKHab Survey 6
2.3 Preliminary Bat Roost Assessment (PRA) 7
2.4 Suitability Assessment 8
2.5 Ecological Constraints and Mitigation 10
2.6 Limitations 10
3 Policy and Legislative Context **11**
3.1 Overview 11
3.2 National Planning Policy 11
3.3 Local Planning Policy 11
3.4 National and International Legislation 12
4 Desktop Study **13**
4.1 Site Designations and Local Wildlife Sites 13
4.2 Local Habitat 13
4.3 Standing Water Bodies 13
4.4 Historical Species Records 14
5 Site Survey **16**
5.1 Overview 16
5.2 UK Habitat Survey Results 16
5.3 Preliminary Bat Roost Assessment (PRA) 17
6 Evaluation and Assessment **18**
7 Biodiversity Enhancements **23**
7.1 Overview 23
7.2 Bats 23
7.3 Birds 23
7.4 Invertebrates 23
7.5 Trees 23
8 Conclusions **25**
8.1 Overview 25
8.2 Ecological Constraints 25
8.3 Mitigation Strategies 25
9 References and Bibliography **26**
10 Disclaimer **27**
Appendix 1: Site Location and Assessment Boundary **28**
Appendix 2: Desktop Study **30**
Appendix 3: Site Maps **33**

1 Introduction

1.1 Overview

1.1.1 ROAVR Group was commissioned to undertake a Preliminary Ecological Appraisal (PEA) at Cleopatra House Pembroke Road London N8 7RQ.

1.1.2 The survey consisted of a desktop study, which was undertaken on 28/08/2026 and a site survey, which was carried out by Jess Dahl on 18/08/2026.

1.1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided. The red line boundary covers approximately 0.03 ha. The UKHab survey identified the site as u1f sparsely vegetated urban land, and no onsite priority habitat was identified. Accordingly, provided that the planning application is made on or after 6 August 2026, the proposed development is considered exempt from the mandatory Biodiversity Net Gain requirement under Schedule 7A of the Town and Country Planning Act 1990, as the development site is no larger than 0.2 ha and does not impact an onsite priority habitat.

1.1.4 The report is to be submitted to support a planning application. Full details of the proposals can be found on the planning portal.

1.1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2025).

1.2 Site Description

1.2.1 The survey site covers an area of approximately 0.03 hectares and is centred on grid reference TQ30328946.

1.2.2 The site is located in Hornsey, within the London Borough of Haringey, and is accessed from Pembroke Road.

1.2.3 The site comprises a vacant plot of previously disturbed land, characterised by areas of bare ground, scattered rubble and debris, and naturally colonising ruderal vegetation.

1.3 Development Proposals

1.3.1 The proposed development comprises the construction of a five-storey residential apartment block comprising nine flats.

1.4 Scope of Works

1.4.1 The aims of this assessment were to:

- Identify the likely ecological constraints associated with the proposed development
- Identify suitable mitigation measures (if required)
- Determine whether further surveys are necessary
- Identify opportunities for ecological enhancement

2 Methodology

2.1 Desktop Study

2.1.1 Site-specific data on land designations, protected species and habitats within a 2km search area were obtained from DEFRA MAGIC and Greenspace Information for Greater London.

2.1.2 Species records were screened to ensure currency, with data predating 2016 generally excluded. Older records were retained where considered relevant, for example records relating to protected species licences or other information of continuing ecological significance. Desktop study results should be regarded as indicative only.

2.2 UKHab Survey

2.2.1 A Preliminary Ecological Appraisal (PEA), comprising a site walkover and habitat mapping, was carried out by Jess Dahl on 18/08/2026 in accordance with CIEEM's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Jess Dahl has extensive experience conducting PEAs of this scale and nature and has received professional training in all relevant disciplines covered by this report.

2.2.2 The survey was undertaken on foot, with habitats and features of ecological interest recorded using a GPS-enabled handset. A Site Habitat Map was produced in accordance with the UK Habitat Classification (Butcher et al., 2023) (Appendix 3).

2.3 Preliminary Bat Roost Assessment (PRA)

2.3.1 A Preliminary Roost Assessment was carried out during the site survey on 18/08/2026 in accordance with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023).

2.3.2 The survey comprised an active search for evidence of bat activity and occupation (including droppings, feeding remains, urine staining, oil staining, fur, and scratch marks) and an assessment of potential roosting features (PRFs). PRFs identified on built structures are listed in Table 2.1; those on trees are listed in Table 2.2. These lists are not exhaustive but represent the most commonly recorded roosting features for each structure type.

Table 2.1: Potential roosting features (PRFs) in built structures, from Collins (2023).

External	Internal
Access/egress through windowsills, window panes and walls	Behind wooden panelling
Behind peeling paintwork or lifted rendering	In lintels above doors and windows
Behind hanging tiles	Behind window shutters, curtains, and within cupboards
Weatherboarding	Behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded windows
Eaves	Inside chimneys accessible from fireplaces
Soffit boxes	Within attic roof voids
Fascias	The top of the gable end or dividing walls
Lead flashing	Ridge, hip, and other roof beams (including mortise and tenon joints, and all beams generally)
Gaps under felt (even including those of flat roofs)	Junctions of roof timbers, especially where ridge and hip beams meet
Under tiles/slats	Behind purlins and between tiles and the roof lining
Existing bat boxes	The top of the chimney breasts
Gaps in brickwork or stonework which provide access/egress to cavity or rubble-filled walls	Under flat felt roofs

2.4 Suitability Assessment

2.4.1 The likelihood of occurrence of protected species and ecological features was assessed against the criteria set out in Tables 2.4 and 2.5, drawing on data collected during the desktop study and evaluation of on-site habitats for their potential to support protected species (e.g. breeding, nesting, roosting, foraging, commuting and/or refuge habitat).

Table 2.4: Criteria for assessing the likelihood of occurrence of protected ecological features and species on-site, excluding bats.

Likelihood of Occurrence	Criteria
Present	Confirmed as present during the site survey or by confirmed historical records.
High	Species are known to be present within proximity to the site (records present). Habitats on-site are of high quality for the species and/or likely to support a large population. The site is well connected to high-quality habitat in the local area.
Moderate	Species are known to be present within the local area (records present). Habitats on-site are of moderate quality for the species and/or likely to support a moderate population. The site and connected habitats provide all of the ecological requirements of the species.
Low	Few or no records of the species within the local area. Habitats on-site are of poor quality for the species and/or likely to support just a few individuals. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats.
Negligible	While presence cannot be discounted, the site includes very limited or poor-quality habitat for a particular species. Connected habitats do not fulfil the ecological requirements of the species. There are no local records, and/or the site is outside the known national range of the species.

Table 2.5: Criteria for assessing site suitability for bats, from Collins (2023).

Suitability	Roosting Bats	Potential Flight Paths and Foraging Habitats
None	No habitat features on-site are likely to be used by any roosting bats at any time of the year.	No habitat features on-site are likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on-site are likely to be used by roosting bats; however, a small element of uncertainty remains, as bats can use small and unsuitable features on occasion.	No obvious habitat features on-site are likely to be used as flight paths or by foraging bats; however, a small element of uncertainty remains to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used regularly or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats but is isolated (i.e. not very well connected to the surrounding landscape by other habitats). Suitable, but isolated habitat that could be used by small numbers of bats for foraging, such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat, but unlikely to support a roost of high conservation status (with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths, such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging, such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape and is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape is likely to be used regularly by foraging bats. The site is close to and connected to known roosts.

2.5 Ecological Constraints and Mitigation

2.5.1 An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was undertaken in accordance with CIEEM's Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

2.6 Limitations

2.6.1 Only one site visit was undertaken; consequently, a complete assessment of species presence throughout the year was not possible. The survey was conducted in August, which imposed seasonal constraints on species identification. Notwithstanding these limitations, the data collected were sufficient to make a robust and appropriate assessment of the site.

2.6.2 The habitat maps shown in Appendix 3 were produced using an Ordnance Survey base tile and informed by a GPS-enabled site walkover. Whilst every effort has been made to ensure accuracy, some positional error should be allowed for in the absence of a full topographical survey.

2.6.3 Desktop study results are indicative only and do not constitute an exhaustive record of all species or designations that may be relevant to the site. Ecological records held by local and national databases may be incomplete, and the absence of records does not confirm the absence of protected species or habitats.

2.6.4 The findings and recommendations of this report are based on conditions observed at the time of the survey and are valid for a period of 12 months from the survey date. Should site conditions change materially, or should works not commence within this period, the assessment may need to be reviewed.

3 Policy and Legislative Context

3.1 Overview

3.1.1 This section outlines the legislative and policy context relevant to protected and notable species recorded on-site or considered to have the potential to be present. Legislation about species not identified as present or potentially present is not included.

3.2 National Planning Policy

3.2.1 The National Planning Policy Framework (NPPF) (August 2026) sets out the Government's planning policies for England and how these are to be applied in pursuit of sustainable development. It is a material consideration for local planning authorities in determining planning applications.

3.2.2 Planning Practice Guidance (PPG) supplements the NPPF on matters relating to the natural environment. Together, these require that features of ecological value are considered in the context of conserving and enhancing the natural environment.

3.2.3 The Government's planning objectives include promoting sustainable development, conserving, enhancing and restoring the diversity of England's wildlife and geology, and contributing to rural renewal and urban renaissance.

3.3 Local Planning Policy

3.3.1 The London Plan 2021 forms part of the statutory development plan for the London Borough of Haringey and provides the strategic planning framework for biodiversity, green infrastructure and urban greening across Greater London. Relevant policies include:

Policy G1, Green Infrastructure

Policy G5, Urban Greening

Policy G6, Biodiversity and Access to Nature

Policy SP13, Open Space and Biodiversity

Policy DM19, Nature Conservation

Policy DM21, Sustainable Design, Layout and Construction

3.4 National and International Legislation

3.4.1 The following national and international legislation is relevant to this assessment:

International	National
Bern Convention (1982)	Wildlife and Countryside Act (1981), as amended
Convention on Migratory Species (1983)	Countryside and Rights of Way Act (2000)
CITES (1975)	Natural Environment and Rural Communities Act (2006)
Conservation of Habitats and Species Regulations (2017)	National Parks and Access to the Countryside Act (1949)
UK Biodiversity Action Plan (1994)	Protection of Badgers Act (1992)

4 Desktop Study

4.1 Site Designations and Local Wildlife Sites

4.1.1 No European or nationally designated sites are recorded within 2 km, but four Local Nature Reserves are present.

Table 4.1.1: Local wildlife sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (m)
Railway Fields, Green Lanes. LNR	TQ 317 881	0.87	1851m SE
Queens Wood LNR	TQ 288 885	21.07	1479m SW
Parkland Walk LNR	TQ 287 880 to TQ 314 868	14.31	1125m W
Alexandra Palace & Park LNR	TQ 296 899	62.66	322m N

*Data from Greenspace Information for Greater London. LNR: Local Nature Reserve.

4.2 Local Habitat

4.2.1 2 priority habitat types across 237 parcels were recorded within the 2km radius.

Table 4.3: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (m)
Traditional Orchard	1176m NW
Deciduous Woodland	240m S

*Data from DEFRA MAGIC

4.3 Standing Water Bodies

4.3.1 One standing water body was mapped within 500m. The standing water body was within Alexandra park hydrologically connected to an inflowing watercourse. The waterbody is 415m north of the site.

4.4 Historical Species Records

4.4.1 Protected species records within 2 km of the red line boundary were obtained from Greenspace Information for Greater London. Records of sensitive protected species, including bat roosts, badger setts, and Schedule 1 bird species, may be subject to confidentiality restrictions and are therefore not reproduced within this report.

4.4.2 The absence of records does not confirm the absence of a species, as available data are influenced by survey effort and recorder activity. Similarly, the presence of historical records does not confirm a species' continued presence within the local area.

Birds

4.4.3 The GiGL data search for the 2 km radius around Cleopatra House records numerous bird species that are either London Priority Species, local Species of Conservation Concern, Birds of Conservation Concern Red List species, NERC Act Section 41 species, or otherwise specially protected such as: Lesser Redpoll, (*Acanthis flammea cabaret*), Skylark (*Alauda arvensis*), Swift *(Apus apus*), Pochard (*Aythya ferina*) Greenfinch (*Chloris chloris*), Cuckoo (*Cuculus canorus*), House Martin (*Delichon urbicum*), Lesser Spotted Woodpecker (*Dryobates minor*), Linnet *(Linaria cannabina*) and Mistle Thrush (*Turdus viscivorus*).

Mammals

4.4.4 Terrestrial mammals recorded within 2km of the site include Water vole (*Arvicola amphibius*) and hedgehog (*Erinaceus europaeus*). Bat species recorded include: Eurasian serotine (*Cnephaeus serotinus*), Daubenton's bat (*Myotis daubentonii)*, whiskered/Brandt's bat (*Myotis mystacinus/brandtii*), Natterer's bat (*Myotis nattereri*), Leisler's bat (*Nyctalus leisleri*), Noctule *(Nyctalus noctula*), Nathusius' pipistrelle (*Pipistrellus nathusii*), Common Pipistrelle *(Pipistrellus pipistrellus*), Soprano pipistrelle (*Pipistrellus pygmaeus)*, and Brown Long-Eared Bat (*Plecotus auritus)*. All bat species are protected under the Conservation of Habitats and Species Regulations 2017.

Amphibians and Reptiles

4.4.5 Common Toad (*Bufo bufo*), Common Frog (*Rana temporaria*), Great Crested Newt (*Triturus cristatus*), Slow-worm (*Anguis fragilis*), Grass snake *(Natrix helvetica*), and Common Lizard (*Zootoca vivipara*) are all recorded within 2km of the site. Great crested newt is a European Protected Species, while common toad is a Species of Principal Importance under Section 41 of the NERC Act 2006.

Invertebrates

4.4.6 Notable invertebrate species recorded within the search area include stag beetle (*Lucanus cervus*), a Species of Principal Importance under Section 41 of the NERC Act 2006. Small Heath (*Coenonympha pamphilus*), Wall (*Lasiommata megera*), White Admiral (*Limenitis camilla*), White-letter hairstreak (*Satyrium w-album*), Purple Emperor (*Apatura iris*), Scarce Chaser (*Libellula fulva*), Variable

Damselfly (*Coenagrion pulchellum*), Blue Ground Beetle (*Carabus intricatus*), and Four-Banded Flower Bee (*Anthophora quadrimaculata*).

Protected Flora

4.4.7 The desk study identified records of notable plant species within the search area, including Bluebell (*Hyacinthoides non-scripta*) and Jersey Cudweed (*Laphangium luteoalbum)*.

Invasive Non-Native Species (INNS)

4.4.8 Invasive non-native species recorded within the search area include Japanese knotweed (*Reynoutria japonica*), Himalayan balsam (*Impatiens glandulifera*), Rhododendron *(Rhododendron ponticum*), False-Acacia (*Robinia pseudoacacia)*, and Snowberry (*Symphoricarpos albus*). Invasive non-native fauna includes Signal Crayfish (Pacifastacus leniusculus), Chinese Mitten Crab (Eriocheir sinensis), Asian Hornet (*Vespa velutina*), American Bullfrog (*Lithobates catesbeianus*), Ring-necked parakeet (*Psittacula krameri)* and Muntjac (*Muntiacus reevesi*).

Tree Preservation Orders (TPO)

4.4.9 There are no trees on site or immediately adjacent to the site that are subject to a tree preservation order.

European Protected Species Licences (EPSL)

4.5 No protected species licences for bats were recorded within a 2km radius of the survey site.

5 Site Survey

5.1 Overview

5.1.1 The site survey was undertaken on 18/08/2026. The weather conditions were considered to be appropriate for the survey (Table 5.1).

Table 5.1: Weather conditions at the time of survey.

Condition	Detail
Date of site survey	18/08/2026
Temperature	24°C
Wind	24mph
Precipitation	0%

*Data from BBC Weather.

5.2 UK Habitat Survey Results

5.2.1 The habitats presented consist of the following UK HABS categories:

- u1f sparsely vegetated urban land

5.2.2 A description of habitats present, along with target notes, is shown in Table 5.2. The location of habitats is shown in the Site Habitat Map, Appendix 3.

Table 5.2: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 3).

Habitats and Target Notes	Description	Supporting Photo
HAB ONE: u1f: sparsely vegetated urban land	The site comprised a vacant parcel of previously disturbed urban land, dominated by sparsely vegetated rubble, gravel and bare substrate with scattered construction debris. The substrate supported patchy early successional and ruderal vegetation, with locally denser stands of tall herbs around the site margins. The habitat was considered consistent with UKHab u1f sparsely vegetated urban land.	 

5.3 Preliminary Bat Roost Assessment (PRA)

5.3.1 There are no built structures within the site capable of supporting roosting bats. The site is predominantly open, previously disturbed land with ruderal vegetation and scattered debris. Trees are present adjacent to the site boundaries; however, no trees within the site were identified as supporting obvious potential roost features such as cavities, splits, lifted bark or other suitable features for roosting bats. The site is therefore considered to have negligible potential for roosting bats.

6 Evaluation and Assessment

6.1 Results from the desktop study and site survey were evaluated to assess the likelihood of occurrence for protected ecological features and species potential (as per Table 2.4). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.

Table 6.1: Likelihood of occurrence of ecological features and species on-site, potential impacts and mitigation.

Ecological Feature / Receptor	Likelihood of Occurrence / Suitability	Comments / Justification	Impact due to Proposed Development	Mitigation & Recommendations
Designated sites (statutory & non-statutory)	Negligible	The site is not situated within, or adjacent to, any known protected sites, and is not considered to be well-connected to any known protected sites.	The proposed development is not anticipated to result in any direct or indirect impacts to protected sites.	None required.
Habitats (priority & protected)	Negligible	There were no protected habitats on or adjacent to the site. Habitats on-site were not considered to be unique or of high quality within the wider locality.	The proposed development will not result in the loss of any priority or protected habitat.	None required.
Plants (protected & notable)	Negligible	Habitats on-site are not considered to be of high quality to support protected plant species.	The site does not appear to support protected plant species; thus, the proposed development is unlikely to impact protected plant species.	None required.
Amphibians				

Ecological Feature / Receptor	Likelihood of Occurrence / Suitability	Comments / Justification	Impact due to Proposed Development	Mitigation & Recommendations
Great crested newt *Triturus cristatus*	Negligible	one standing waterbody occurs approximately 415 m north within Alexandra Park, that the site is poorly connected to it through the urban landscape, that the site lies outside the mapped GCN risk zone, and that although a historic GCN record occurs within the wider 2 km search area, the on-site terrestrial habitat is limited and fragmented	The site does not support suitable habitat for GCN;	None required.
Other / widespread amphibians	Negligible	There are no waterbodies or damp habitat on or adjacent to the site.	The proposed development is unlikely to result in significant impacts to widespread amphibians; temporary disturbance is possible.	None required.
Bats (Chiroptera)				
Roosting bats	Negligible	No trees or buildings on site.	The proposed development will not result in any disturbance to suitable roosting habitat.	None required.
Foraging & commuting bats	Low	Habitats on-site (e.g. ruderal weeds and highly urban setting) offer low value for foraging / commuting bats, with poor connectivity to the wider locality.	The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	Artificial lighting during construction and operation should be kept to the minimum necessary and directed away from adjacent vegetation and boundary features. Lighting should avoid unnecessary illumination of potential bat flight paths and foraging habitat. Final external lighting should follow current wildlife-sensitive lighting principles.
Birds				

Ecological Feature / Receptor	Likelihood of Occurrence / Suitability	Comments / Justification	Impact due to Proposed Development	Mitigation & Recommendations
Nesting birds (all species)	Low	Limited vegetation may provide nesting opportunities for common birds.	Vegetation clearance during the nesting season could result in disturbance to, or destruction of, active nests.	Where practicable, vegetation clearance should be undertaken outside the main nesting bird season, generally March to August inclusive.
Schedule 1 & notable birds (incl. barn owl)	Negligible	No suitable nesting or foraging habitat for barn owl or other Schedule 1 / notable species is present on-site.	The proposed development is not anticipated to impact Schedule 1 / notable species.	None required.
Invertebrates	Low	No protected invertebrate species were identified during the site survey. Habitats on-site are not considered to be of high quality to support protected invertebrate species, though they are likely to support a range of common and widespread species.	The site does not appear to support protected invertebrate species; thus, the proposed development is unlikely to impact protected invertebrate species.	None required.
Reptiles	Low	Reptiles are considered to be of low potential within the site. No reptiles or evidence of reptiles were recorded during the survey. The site comprises disturbed sparsely vegetated urban land with ruderal vegetation, which provides limited opportunities for sheltering and foraging. The site is also relatively isolated from more extensive areas of suitable reptile habitat by surrounding development and roads.	Given the limited habitat suitability and poor ecological connectivity, reptiles are unlikely to represent a significant ecological constraint to the proposed development	No reptile-specific surveys are considered necessary. As a precaution, vegetation and debris clearance should be undertaken carefully, with any reptiles encountered allowed to disperse to suitable retained habitat.
Other terrestrial mammals (excl. bats)				

Ecological Feature / Receptor	Likelihood of Occurrence / Suitability	Comments / Justification	Impact due to Proposed Development	Mitigation & Recommendations
Badger *Meles meles*	Negligible	There are no known records of Badgers within 2km of the site. No setts or evidence of Badgers were identified during the survey, and habitats on-site are unsuitable for sett building or foraging.	The proposed development will not result in any substantial habitat loss to impact upon local populations long-term.	None required.
Hazel dormouse *Muscardinus avellanarius*	Negligible	There are no known records of Dormice within 2km of the site. The site is considered to be outside the known national range of the species, with no suitable connected habitat present.	None anticipated.	None required.
Hedgehog *Erinaceus europaeus (S.41)*	Low.	Hedgehogs can be found in sparsely vegetated urban locations so their presence cannot be ruled out.	Vegetation and debris clearance could result in temporary disturbance or harm to individual hedgehogs, although no significant effect on the local population is anticipate	Vegetation and debris should be cleared carefully and progressively. If a hedgehog is encountered, works in the immediate area should cease temporarily and the animal should be allowed to move away of its own accord, or ecological advice sought where necessary. New boundary features should incorporate approximately 13 cm by 13 cm wildlife gaps where practicable.
Otter *Lutra lutra*	Negligible	There are no known records of Otters within 2km of the site. There were no suitable aquatic habitats for the species on, or adjacent to, the site.	None.	None required.
Water vole *Arvicola amphibius*	Negligible	There were no suitable aquatic habitats for the species on, or adjacent to, the site.	None.	None required.
Pine marten *Martes martes*	Negligible	There are no known records of Pine Marten within 2km of the site.	None.	None required.
Polecat *Mustela putorius*	Negligible	There are no known records of Polecat within 2km of the site.		None required.

Ecological Feature / Receptor	Likelihood of Occurrence / Suitability	Comments / Justification	Impact due to Proposed Development	Mitigation & Recommendations
Common & widespread mammals	Low	Common and widespread mammals (e.g. fox, grey squirrel, rabbit) may occasionally use boundary habitats on-site.	The proposed development will not result in a substantial loss that will impact local populations long-term.	Vegetation, rubble and debris clearance should be undertaken carefully. Any excavations or trenches left open overnight should be securely covered or provided with an escape ramp or sloping side to prevent wildlife becoming trapped. Wildlife-permeable gaps should be incorporated into new boundary features where practicable.
Invasive non-native species (Schedule 9)	Low	No invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were found during the survey.	Invasive plant species have the potential to impact protected species and habitats.	If invasive plant species are found, appropriate methods of removal should be considered.

7 Biodiversity Enhancements

7.1 Overview

7.1.1 The proposed development presents an opportunity to deliver ecological enhancements and create new habitats and features for wildlife on-site.

7.2 Bats

7.2.1 Bat roosting features should, where practicable, be integrated into the fabric of the proposed building rather than installed as surface-mounted boxes. Integrated crevice-type features suitable for locally occurring building-associated bats should be positioned at least approximately 3 m above ground level, with clear and unobstructed access. Features should be distributed across suitable elevations where practicable to provide variation in aspect and thermal conditions and should be positioned away from external lighting, windows, balconies and other areas subject to regular disturbance. Final locations should be coordinated with the architectural and lighting design.

7.3 Birds

7.3.1 The proposed development provides an opportunity to incorporate permanent nesting opportunities for urban bird species within the building fabric. Integrated swift bricks or equivalent nest units should be installed within the upper elevations of the building, preferably close to roof level and with clear flight access. Swift features should generally be positioned at least approximately 5 m above ground level and away from balconies, frequently opened windows and heavily disturbed areas. Consideration should also be given to integrated nesting features suitable for house sparrow and starling, both of which are characteristic urban species and are recorded within the wider locality. Integrated features are preferred to externally mounted boxes because they provide permanent nesting opportunities with minimal maintenance and visual impact.

7.4 Invertebrates

7.4.1 Solitary bee boxes or bee bricks should be installed in sunny spots and positioned close to nectar-rich planting. Native wildflowers should be incorporated into the landscaping scheme to support a range of pollinator species.

7.4.2 Where space allows, native flowering trees such as Crab Apple (*Malus sylvestris*), Wild Cherry (*Prunus avium*), and Common Pear (*Pyrus communis*) would add further invertebrate value.

7.5 Trees

7.5.1 New tree planting is a welcome addition to any development and should be chosen carefully with species, location, and long-term management all in mind.

Native species are preferable, though climate resilience and known pathogen risks are worth considering at the point of selection. Suitable native species include English Oak (*Quercus robur*), Silver Birch (*Betula pendula*), Field Maple (*Acer campestre*), Hazel (*Corylus avellana*), and Rowan (*Sorbus aucuparia*), all of which provide good ecological value for a range of wildlife.

8 Conclusions

8.1 Overview

8.1.1 The site at Cleopatra House Pembroke Road London N8 7RQ is to be redeveloped with a construction of a five-storey residential apartment block comprising nine flats.

8.1.2 The proposed development will result in the loss of a small area of ruderal vegetation, which is considered to be of low ecological value within the context of the site.

8.2 Ecological Constraints

8.2.1 Development proposals must have regard for protected species identified as potentially occurring on, or near, the site (e.g., amphibians, birds, terrestrial mammals, and reptiles). Mitigation measures to protect these species have been produced within this report to ensure that the proposed works comply with relevant UK legislation.

8.3 Mitigation Strategies

8.3.1 Vegetation, rubble and debris clearance should be undertaken carefully and in a progressive manner to allow any wildlife present to disperse into adjacent suitable habitat. Particular care should be taken when moving accumulated debris, dense vegetation or other potential refuges. If reptiles, hedgehogs or other protected or notable species are encountered during clearance, works in the immediate area should cease temporarily and ecological advice should be sought where necessary.

8.3.2 Where practicable, vegetation clearance should be undertaken outside the main bird nesting season, generally March to August inclusive. If clearance is required during this period, vegetation capable of supporting nesting birds should be checked by a suitably experienced ecologist immediately prior to removal.

8.3.3 Any excavations or trenches left open overnight should either be securely covered or provided with a suitable means of escape, such as a sloping side or timber ramp, to prevent wildlife becoming trapped.

8.3.4 Artificial lighting during construction and operation should be kept to the minimum necessary and directed away from adjacent vegetation and boundary features to reduce disturbance to nocturnal wildlife, particularly bats.

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10 Disclaimer

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10.5 Should you require any further information, please do not hesitate to contact us.

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Appendix 1: Site Location and Assessment Boundary



Figure A1.1: Site location plan. The red line indicates the site boundary.

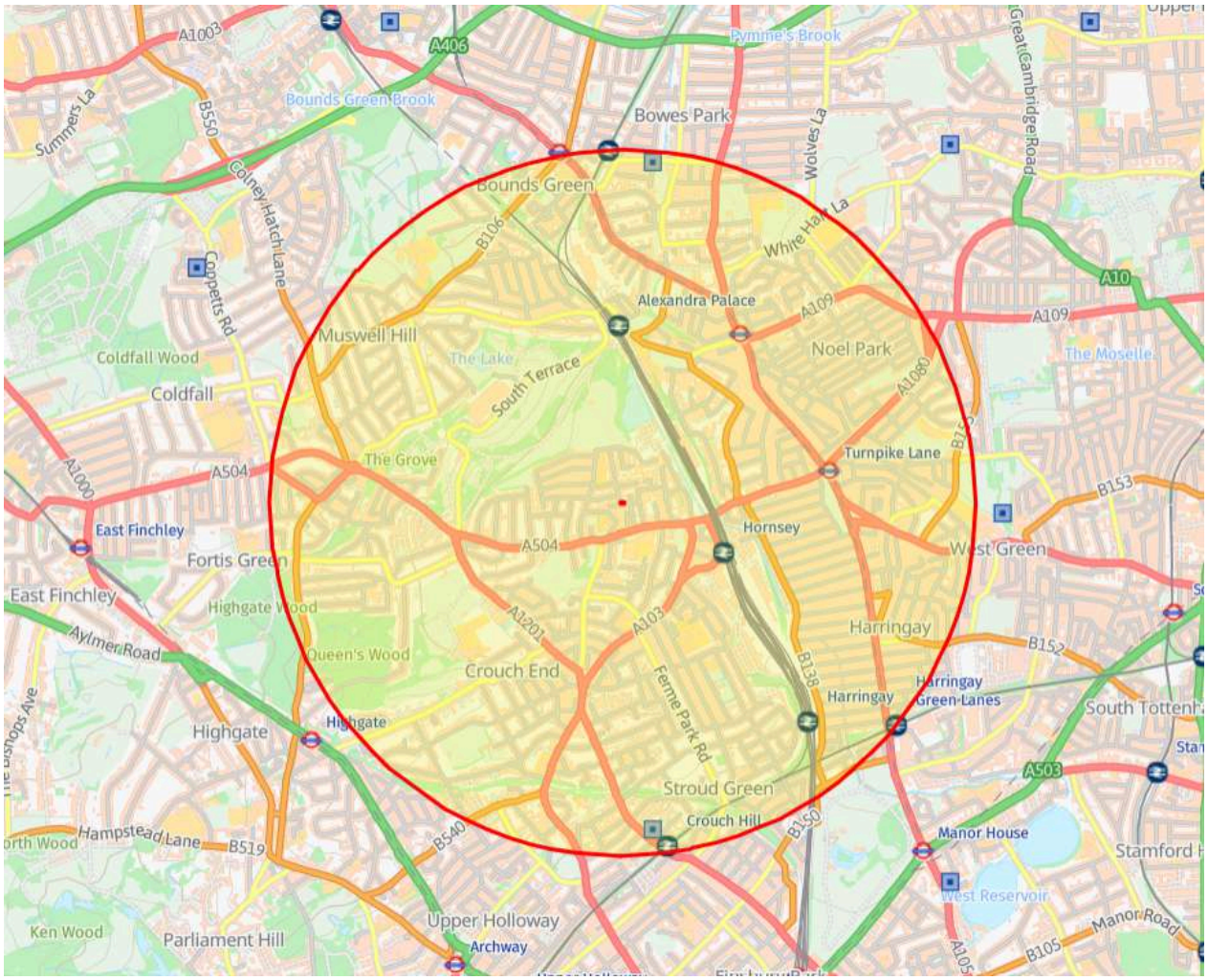

Figure A1.2: Extract from DEFRA MAGIC showing the 2 km assessment boundary.

Appendix 2: Desktop Study

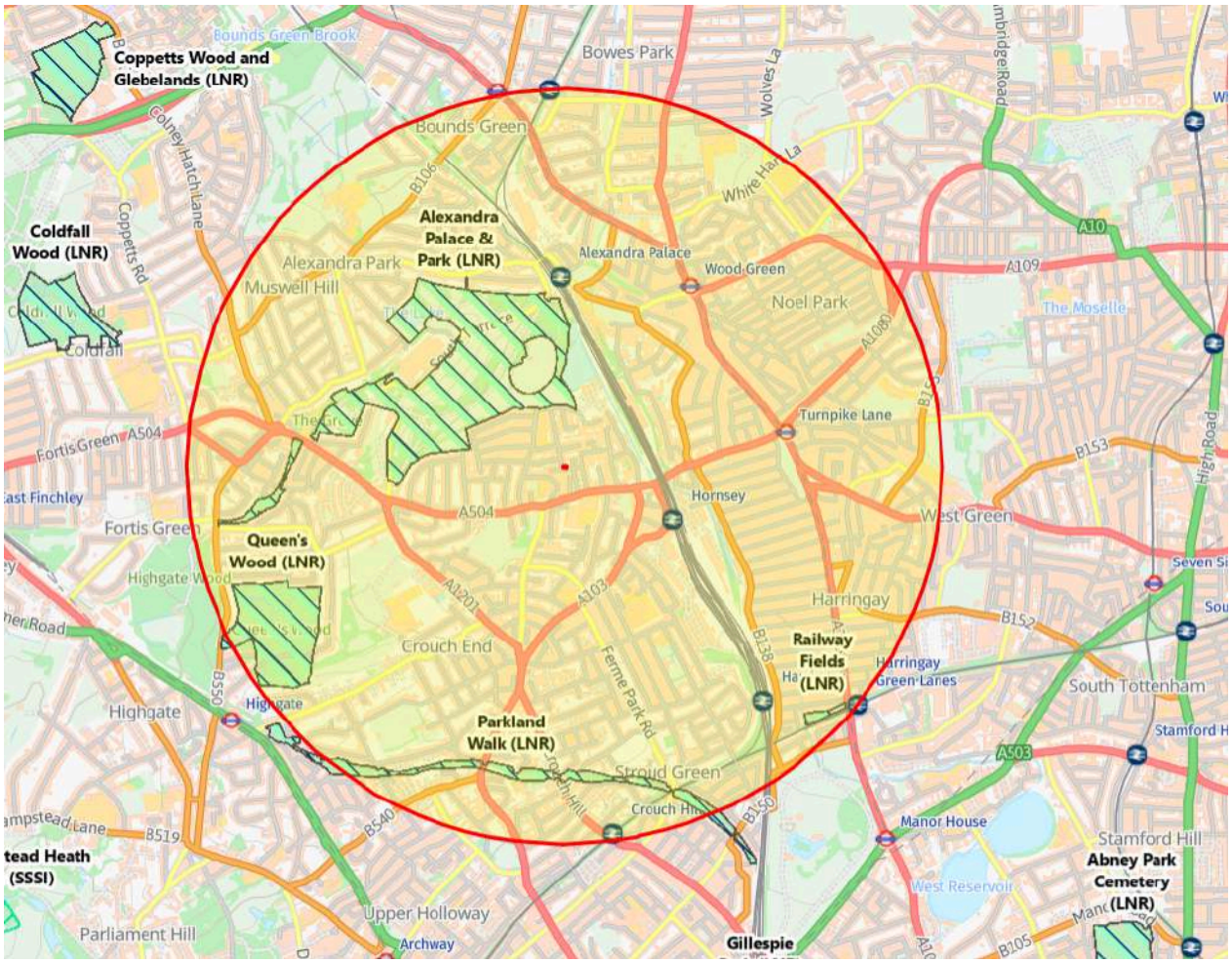

Figure A2.1: Extract from DEFRA MAGIC showing designated sites within 2 km of the site.



Figure A2.2: Extract from DEFRA MAGIC showing priority habitats within 2 km of the site.

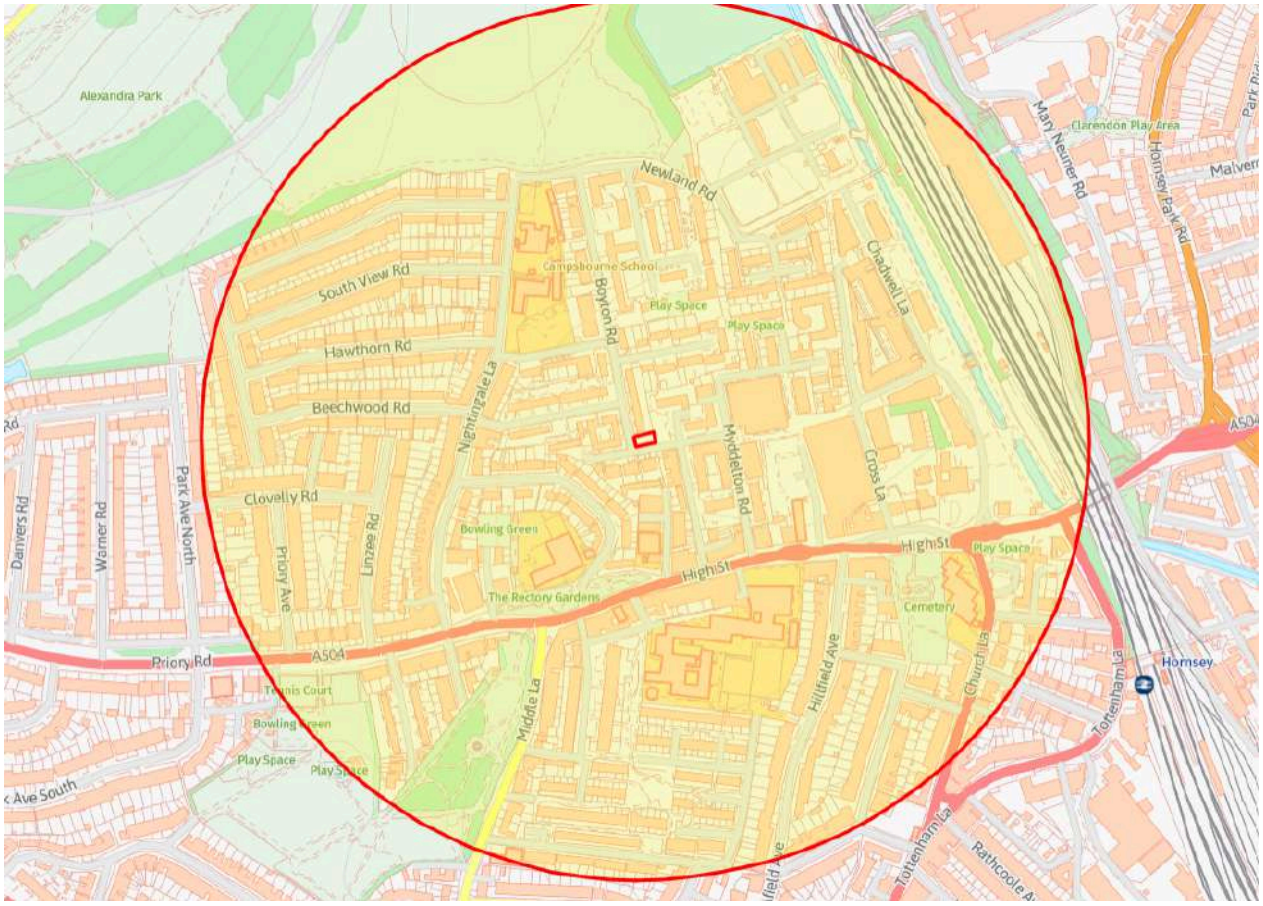

Figure A2.3: Standing water bodies within 500 m of the site.

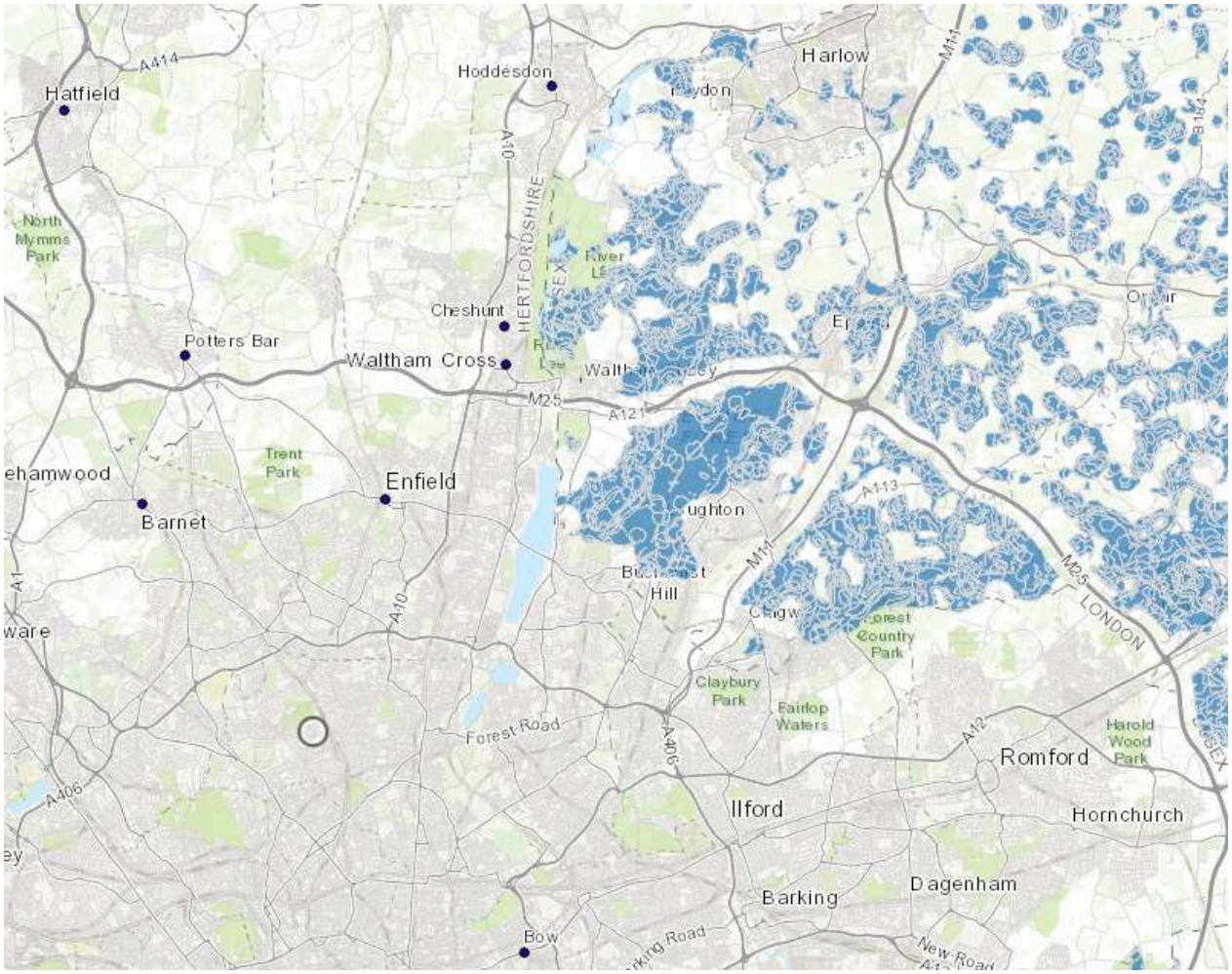

Figure A2.4: Great crested newt risk zone map.

Appendix 3: Site Maps



Figure A3.1: Baseline habitat plan.



Figure A3.2: Proposed habitat plan.