POST-DEVELOPMENT ECOLOGICAL WALKOVER

Site Address:	Hornsey Police Station, 98 Tottenham Lane, London N8 7EJ
Client Name:	Dixon8
Reference:	Discharge of Condition 30(b), HGY/2022/2116
Date:	30th September 2026

Background

Arbtech Consulting Ltd was instructed by Dixon8 to undertake a post-development ecological walkover at Hornsey Police Station, 98 Tottenham Lane, London N8 7EJ (hereafter referred to as "the site").

The walkover was required to discharge part (b) of planning condition 30 of approved application HGY/2022/2116 with the London Borough of Haringey, which reads as follows:

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Part (a) of condition 30 was discharged under application HGY/2024/2112 on 19th May 2026. The approved reports are the Ecological Mitigation, Enhancement and Monitoring Plan (EMEMP; Arbtech Consulting Ltd, v2, 18/07/2024) and the Garden Lighting Plan (drawing 221 C-851).

The Council's Nature Conservation Officer confirmed that the EMEMP and the lighting plan together provide the sensitive lighting strategy required by condition 30(a).

Details of the living roofs were approved separately under condition 29(a), application HGY/2025/0963. Condition 29(b) requires separate evidence of the living roof build-up and is outside of the scope of this file note.

Survey Methodology

The walkover was undertaken by Ben Barnes, Assistant Ecologist, on 18th June 2026 in dry, sunny weather.

All accessible external areas were walked. This included the courtyard, the ground-floor gardens, the boundary walkway and the street frontage.

Each measure in the EMEMP was checked against what had been delivered. Planting, climbers and external lighting were recorded and photographed.

The bat boxes, swift boxes and green roof were installed after the walkover. The client provided photographs of these on 16th September 2026. Their position and aspect have been assessed from these photographs and the approved site plans.

This file note has been prepared with regard to the CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland.

Limitations

- The walkover was a single daytime visit. Light levels and colour temperature were not measured.
- The bat boxes, swift boxes and green roof were not seen by the ecologist. Their height, spacing and aspect are estimated from the client's photographs.
- Much of the planting was newly installed, so long-term establishment could not be assessed..

Results

Tree and Shrub Planting

New trees have been planted in the courtyard and the ground-floor gardens (Photographs 1 to 7). These include multi-stem birch *Betula* sp., Japanese maple *Acer palmatum* and yew *Taxus baccata*.

Shrubs and grasses have been planted in the courtyard beds, raised beds and Corten planters (Photographs 3 to 11). Species include rhododendron, pittosporum, euonymus, mahonia, heuchera, hosta, phormium and blue fescue *Festuca glauca*. All beds have been mulched.

Several species match the landscape specification in Appendix 1 of the EMEMP, including acer, yew, rhododendron and pittosporum. Others differ, but the planting still provides flowers, cover and foraging for invertebrates, birds and bats.

Most planting was healthy. One shrub in the ground-floor gardens had browning foliage (Photograph 5). Any failures should be replaced in line with the EMEMP.

Green Walls

Climbers have been planted in sleeper raised beds along the boundary walkway and trained on wire supports (Photographs 12 to 15). The main species is star jasmine *Trachelospermum jasminoides*.

Star jasmine is not on the EMEMP list but is a suitable alternative. It is evergreen and its scented flowers attract moths, which bats feed on.

Green Roof

An extensive, sedum-based green roof has been installed on Block C, either side of a central maintenance path (Photograph 16). The details were approved under condition 29(a).

It was not possible to install green roofs on Blocks A and B. The Block B roof holds the PV array and air source heat pumps required by condition 24.

Bat Boxes

Two timber bat boxes have been fixed to the lift overrun on the Block B roof (Photograph 17). The EMEMP specified two integrated woodcrete boxes "or similar". It was not possible to integrate boxes into the new buildings, so surface-mounted boxes were used instead. Timber crevice boxes are widely used by common and soprano pipistrelle, the species most likely to be present.

The boxes are at roof level on a four-storey building, facing east, well above the 3 to 5m specified. They have a clear flight path and there is no lighting nearby.

Swift Boxes

Three timber swift boxes have been fixed in a row to the same south-facing lift overrun (Photograph 18). As with the bat boxes, integrated boxes were not possible. The boxes are grouped together, well over 5m above ground level and have an open aspect.

Sensitive Lighting

The approved Garden Lighting Plan specifies low-level bollards with 2700K warm white LEDs, stone-integrated lights and a concealed LED strip under the courtyard seating. Low-level bollards were recorded in the courtyard and gardens (Photographs 3 and 5). Bulkhead lights are set into the base of the sleeper beds along the boundary walkway (Photographs 12, 13 and 15).

All lighting is at about 0.7m or lower. This keeps light close to the ground and limits spill. The site is in a built-up part of north London, with street lighting along Tottenham Lane and light spill from neighbouring properties. Bats using the area are likely to be light-tolerant species such as common pipistrelle. The lighting on site is therefore unlikely to affect commuting or foraging bats. No lighting was seen near the bat or swift boxes.

Impact Assessment

Before development, the site comprised buildings and hardstanding, with a baseline of 0 habitat units (Arbtech Consulting Ltd, 2023). The development has created new trees, shrub planting, climbers and a green roof, as well as roosting and nesting features. Any habitat created is a gain over the baseline.

The main variations from the EMEMP are the use of surface-mounted timber boxes, the location and aspect of the boxes, a smaller green roof and some changes to the planting. None of them cause harm to any ecological receptor or leave the site worse off than before.

Overall, the development is assessed as having a positive effect on biodiversity at the site level.

Conclusion

The measures delivered meet the aims of the approved EMEMP. The timber bat and swift boxes are considered suitable alternatives to the integrated boxes specified. This file note and the photographs below are submitted to support the discharge of condition 30(b).

Ongoing Management

Ongoing management should follow the approved EMEMP. In summary:

- Inspect the bat boxes annually for five years, outside May to September. Inspect the swift boxes annually for five years, outside March to September. Record the aspect of each box with a compass at the first inspection.
- Replace damaged boxes like-for-like or with woodcrete equivalents. Timber boxes are likely to need replacing within the 30-year management period.
- Manage the trees, shrubs and climbers in line with Table 2 of the EMEMP. Replace plant failures for the first five years.
- Maintain the green roof twice a year in line with the EMEMP and the condition 29(a) details.
- Keep external lighting in line with the approved Garden Lighting Plan, using warm white (2700K) lamps. Do not add lighting near the bat or swift boxes.

Photographs



Photograph 1: Central courtyard with new trees, lawn and planting.



Photograph 2: Central courtyard with multi-stem birch and shrub planting.



Photograph 3: Courtyard bed with birch, shrubs and a low-level bollard.



Photograph 4: Courtyard trees and shrub planting.



Photograph 5: Ground-floor gardens with yew, shrubs and a low-level bollard.



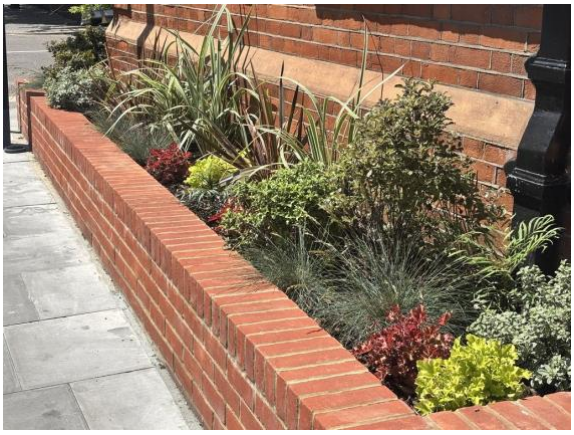
Photograph 6: Garden planting with shrubs, hostas and yew.



Photograph 7: Rhododendron, Japanese maple and yew in a brick raised bed.



Photograph 8: Raised bed at the street frontage with heuchera, blue fescue, mahonia and phormium.



Photograph 9: Raised bed at the street frontage.



Photograph 10: Corten steel planters at the street frontage.



Photograph 11: Corten steel planter with pittosporum and euonymus.



Photograph 12: Climbers in sleeper beds along the boundary walkway.



Photograph 13: Boundary walkway with climbers and low-level bulkhead lights.



Photograph 14: Star jasmine trained on wire supports.



Photograph 15: Climbers on the boundary wall, with bulkhead lights in the sleeper bed.



Photograph 16: Extensive green roof on Block C (client photograph, September 2026).



Photograph 17: Timber bat boxes on the Block B lift overrun (client photograph, September 2026).



Photograph 18: Timber swift boxes on the Block B lift overrun (client photograph, September 2026).

Surveyor

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Author

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