

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

13 Bedford Road, London N22 7AU

Client:

Adelfia Property Ltd

Survey date:

8TH April 2024

Project:

This report is prepared to inform a planning application with the COUNCIL. The proposal is described as:

Demolition of the existing building and the erection of a new mixed-use development up to five storeys high with commercial uses (Use Class E) at ground level, 12 no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage, lift overrun and PV panels at roof level.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Jamie-Lee Anderson BSc (Hons) (Accredited Agent on Natural England Bat Licence Number: 2019-41480-CLS-CLS).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
08/04/2024	9.9	91	100	6.9	None

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see Habitat Map in Appendix 1, Location Plan in Appendix 2, Proposed Development in Appendix 3 and Photos in Appendix 4).	
<i>Summary of Survey Findings</i> <i>(UKHabs codes used)</i>	The rectangular survey site is centred on National Grid Reference TQ 30193 90484 and has an area of approximately 0.04ha. The site consists of a commercial building surrounded by concrete parking and access roads. <u>Developed, sealed surface [u1b6]</u> The entirety of the site consists of developed land, with sealed surfaces including concrete access, car parking, and access roads. <u>Developed, sealed surface (buildings) [u1b5]</u> There are two buildings on site, designated as B1 and B2.

	B1 is a two-storey building, which is used as a vehicle service centre/mechanic. B2 is a small exterior building, used for storage. <u>Local notable habitats</u> There are no notable habitats on site. The nearest notable habitat is an area of Deciduous Woodland located approximately 90m south of the site.
<i>Foreseen Impacts</i>	The habitats on site are widespread and not notable. Airborne particulates in the form of dust from should be minimised so as not to impact the nearby Deciduous Woodland.
<i>Recommendations</i>	Best practice measures to minimise the possibility of pollution affecting the nearby deciduous woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	Alexandra Palace & Park local Nature Reserve (LNR) is located approximately 90m south of the site. There are a good range of habitats to see, for an urban area. The reserve is particularly well known for its bird species. There are no other known designated statutory sites locally.
<i>Foreseen Impacts</i>	Recreational impacts on the designated sites (LNR) may increase from the increase in residential occupancy in the area.
<i>Recommendations</i>	No further surveys.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.

Invertebrates	
<i>Summary of Survey Findings</i>	No habitat for protected or notable invertebrates is found on site.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Bats	
<i>Summary of Survey Findings</i>	The local area provides limited habitat for bats, in the form of Alexandra Park & Palace LNR located to the south of the site. This LNR comprises mature trees and linear commuting routes which may provide foraging, roosting and commuting opportunities for local bat populations. One granted EPSL was returned within a 2km search radius of the site. The EPSL was located approximately 920m northeast of the site and is for Daubenton's bat. In line with Good Practice Guidelines (Collins, J. (Ed) 2023) B1 and B2 are assessed to have 'negligible' habitat value for roosting bats due to the absence of suitable roost features and the location of the site. B1 is a double storey brick built and rendered commercial building, with a flat roof. There is no internal loft space.



Photo 1: B1 – East elevation. B1 is a detached, brick-built commercial dwelling with a flat roof.

B2 is a small, detached brick-built building, with a flat roof, utilised for storage.



Photo 2: B2 – East elevation.

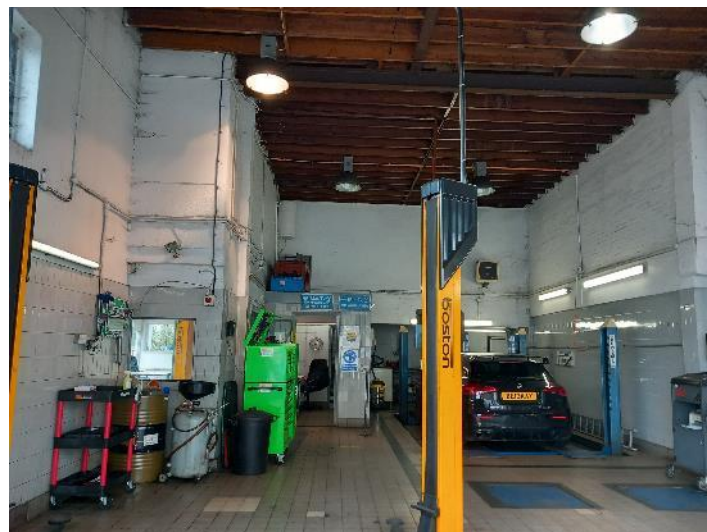


Photo 3: B1 – Interior.

	The majority of the interior of B1 has a high ceiling, with no separate loft space. The interior of the roof is lined with timber sarking. The building is sealed by a steel roller door. No evidence of bats was found within B1.  <i>Photo 4: B1 – Interior.</i> There is an upper storey present within B1, which is utilised as office space (see Photo 4). No evidence of bats was found.
<i>Foreseen Impacts</i>	Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on roosting bats as a result of the demolition of this building
<i>Recommendations</i>	In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Enhancements can be made for the site during development. The installation of two bat boxes at the site will provide additional roosting habitat for bats.

	The bat boxes will be installed on the building. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. The bat boxes will be a specification suitable for common crevice dwelling bats such as a woodcrete Crevice Bat Box.
Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the surveys.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Reptiles	
<i>Summary of Survey Findings</i>	No habitat for protected or notable reptiles is found on site.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Amphibians	
<i>Summary of Survey Findings</i>	Amphibians require suitable aquatic habitat in which to breed. Aerial imagery shows there is a water body located approximately 310m southeast of the site. There is no suitable terrestrial or aquatic habitat within the interior of the survey site. The site is also significantly separated from the nearest water body by roads and short sward length amenity lawns. The interior of the site has negligible habitat value for amphibians. Therefore, protected amphibians are likely be absent from the interior of the survey site year-round.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.

Badger	
<i>Summary of Survey Findings</i>	No evidence of badgers was found on site or suspected within 30m of the survey boundary. The site is negligible for badgers.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Riparian animals	
<i>Summary of Survey Findings</i>	There are no watercourses on or connected to the site. Off-site ditches are found to the east along the road and north beyond the tree line.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None.
Hazel dormouse	
<i>Summary of Survey Findings</i>	No habitat for hazel dormouse is found on site. The site cannot support hazel dormouse, nor is it suitably connected to habitat of any value for hazel dormouse.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	No habitat for hedgehog is found on site.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.

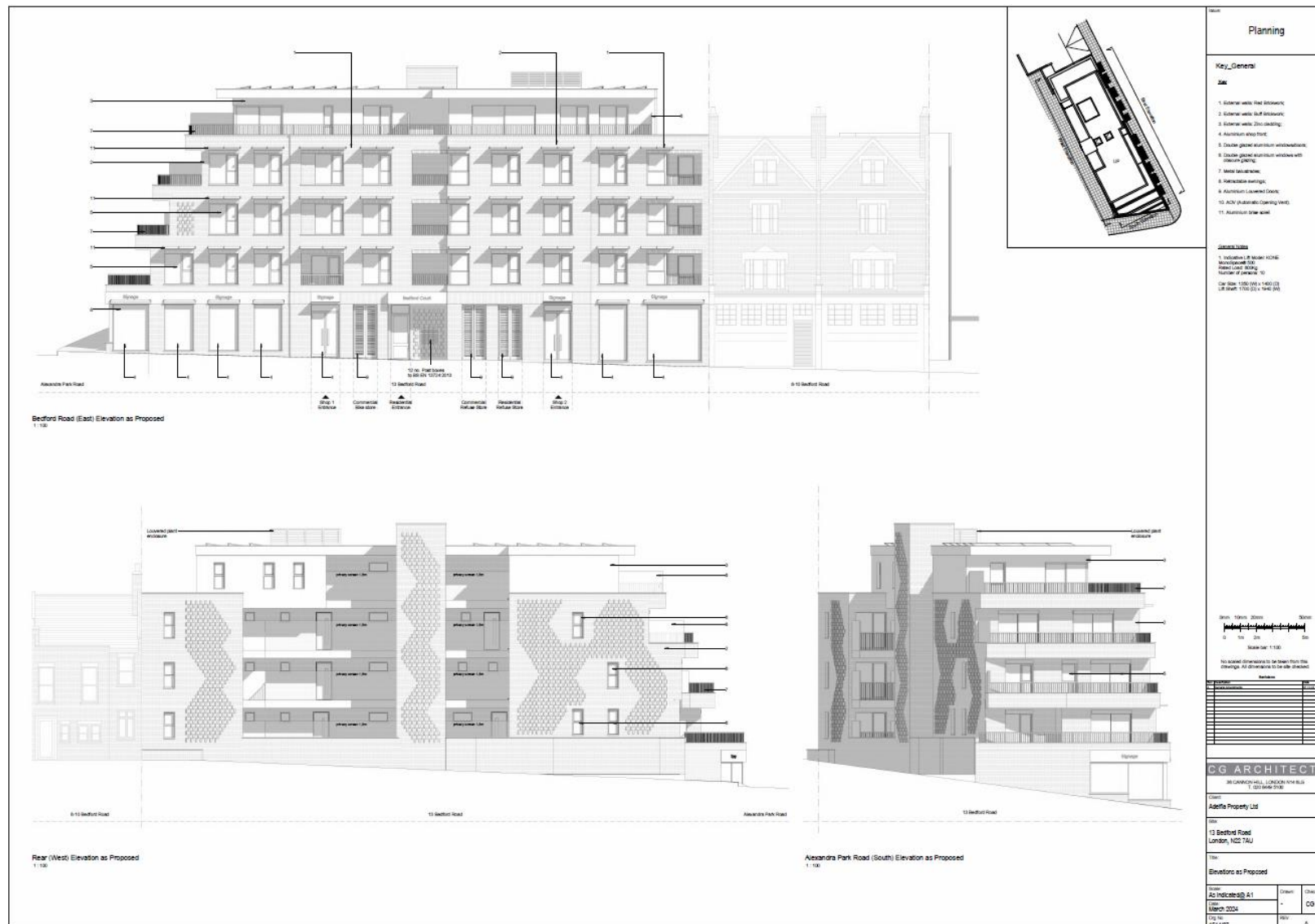
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan





Appendix 4: Photos

	B1 is circled in red, and B2 is circled in blue. The site comprises hardstanding and buildings.
	The interior roof of B1.



The construction of B1 and B2 is similar. Both are brick built and rendered buildings, with flat roofing. The buildings have features which are suitable for roosting bats.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Jamie-Lee Anderson BSc (Hons), Graduate Ecologist	08/04/2024
Proof	0.2	Craig Williams BSc (Hons), MSc, DIC – Principal Ecologist	11/04/2024
Final	1.0	Jamie-Lee Anderson BSc (Hons), Graduate Ecologist	11/04/2024