

Preliminary Ecological Appraisal and Preliminary Roost Assessment

Survey site:

492 West Green Road, London, N15 3DA

Client:

JKL Properties Ltd.

Survey date:

8th July 2024

Project:

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

Retention of top floor apartment with elevational changes, and a four-storey rear extension to provide a total of 4no. additional self-contained units to existing mixed-use building.

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 Benjamin Newbery (Accredited Agent to Natural England Bat Licence Number: 2019-41480-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
08/07/2024	18	64	40	2	None

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within the 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, proposal plan in Appendix 3 and photos in Appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> UKHab codes: • u1b5 – Buildings • u1b6 81 – Other developed land; Ruderal or ephemeral	Site Context The survey site is centred on National Grid Reference TQ 31774 89381 and has an area of approximately 280m ² (0.028ha). The site consists of one building (designated as B1) which has a public house across the ground floor and basement levels with three flats above. The remainder of the site comprises hardstanding with some ruderal vegetation, predominantly buddleia. The wider landscape is urban in character, with residential properties and small gardens surrounding the site in all directions. There are small urban parks located locally, such as Duckett's Common (~0.15km west), which may provide isolated pockets of habitat for urban wildlife. The site has no connectivity to any riparian habitats (streams, rivers, etc.), as such impacts to these habitats and their associated fauna are not assessed further in this report. On-site habitat descriptions u1b5 – Buildings The only building on-site is a mixed-use structure (B1) containing a former pub and three flats above (Appendix 4, Figure 1). The building is assessed for its suitability for roosting bats and nesting birds later in this report (See Bats and Birds).

	u1b6 81 – Other developed land: Ruderal or ephemeral The grounds surrounding the building comprise entirely hardstanding (Figure 2). The rear courtyard has a small number of ruderal species including buddleia <i>Buddleja davidii</i>¹ (D), annual meadow grass <i>Poa annua</i> (O), herb Robert <i>Geranium roberticum</i> (O), willowherb <i>Epilobium sp.</i> (O), creeping thistle <i>Cirsium arvense</i> (R) and perennial rye <i>Lolium perenne</i> (R) (Figure 3). Local notable habitats Patches of lowland mixed deciduous woodland (LMDW) are present within the local landscape, the closest being ~30m west of the site. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including mosaic habitat (~0.85km southeast).
<i>Foreseen Impacts</i>	On-site habitats The proposed development will be constructed on the existing building footprint and surrounding hardstanding, and will not result in the loss of any vegetated habitats. This is unlikely to have a significant impact on biodiversity as the habitats being lost are commonplace within the local suburban landscape and not notable. Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to LMDW (30m west), indirect effects such as pollution and dust could occur during construction.
<i>Recommendations</i>	On-site habitats None. Biodiversity Net Gain This development is considered to be exempt from Biodiversity Net Gain as it falls below the ‘de minimis’ threshold, i.e. less than 25m² habitats are impacted. BNG exemptions can be found at: https://www.gov.uk/guidance/biodiversity-net-gain Notable habitats Best practice measures to minimise the possibility of pollution must be implemented during construction.

¹ Buddleia *Buddleja davidii* is listed under the London Invasive Species Initiative (LISI). See [Invasive / Non-native Species](#) for further information.

Locality and Designated Sites	
Summary of Survey Findings	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) A review of the MAGIC database shows that there are three national network sites (SAC, SPA, Ramsar) located within 10km. Details of the sites and reasons for their designations are listed below. <u>Lee Valley Ramsar Site [~2.68km east]</u> A series of embanked water supply reservoirs, sewage treatment lagoons and former gravel pits extending along about 24km of the valley from near Ware southward to Finsbury Park in London. These water bodies support internationally important numbers of wintering Gadwall and Shoveler (Criterion 6) and nationally important numbers of several other bird species. The site also contains a range of wetland and valley bottom habitats, both human-made and semi-natural, which support a diverse array of wetland fauna and flora. Four Sites of Special Scientific Interest (SSSIs) are included within the site. Virtually all parts of the site are subject to management plans in which nature conservation is a high or sole priority. <u>Lee Valley Special Protection Area (SPA) [~2.68km east]</u> A series of embanked water supply reservoirs, sewage treatment lagoons and former gravel pits extending along about 24km of the valley from near Ware southward to Finsbury Park in London. These water bodies support internationally important numbers of wintering Gadwall and Shoveler (Criterion 6) and nationally important numbers of several other bird species. The site also contains a range of wetland and valley bottom habitats, both human-made and semi-natural, which support a diverse array of wetland fauna and flora. Four Sites of Special Scientific Interest (SSSIs) are included within the site. Virtually all parts of the site are subject to management plans in which nature conservation is a high or sole priority. <u>Epping Forest Special Area of Conservation (SAC) [~7.02km east]</u> Northern Atlantic wet heaths with cross-leaved heath (<i>Erica tetralix</i>) for which the area is considered to support a significant presence. European dry heaths for which the area is considered to support a significant presence. Atlantic acidophilous beech forests with holly (<i>Ilex</i>) and also yew (<i>Taxus</i>) in the shrub layer (Oak-Birch woodlands or beech woodlands) for which this is considered to be one of the best areas in the United Kingdom. Stag beetle (<i>Lucanus cervus</i>) for which this is one of only four known outstanding localities in the United Kingdom.

	A review of the MAGIC database shows that there are three additional statutory sites within 2km of the site. Details of the sites and reasons for their designations are listed below. <u>Railway fields Local Nature Reserve (LNR) [~1.19km southwest]</u> Habitats include a pond, woodland, meadow, hedgerow, marsh and river. Species of interest found within the LNR include bats, reptiles (slow worms and common lizards), birds and insects (inc. brimstone butterfly). There is also a population of Haringey knotweed (unique to Haringey) and ancient field maples. <u>Alexandra Palace & Park LNR [~1.42km west]</u> There are a good range of habitats present within the site. The reserve is particularly well known for its bird species. <u>Parkland Walk LNR [~1.82km southwest]</u> The predominant habitat at Parkland Walk is secondary woodland. A large area of naturalised wild plum is present in the Islington section of Parkland Walk. English elm is occasionally present and most abundant in the Islington section. The Islington stretch is also very important for a range of wildlife and includes the borough's only area of acidic grassland which is home to several rare plants and insects. Non-statutory designated sites (within 1km) Open data available from Greenspace Information for Greater London (GiGL) shows that there are four non-statutory sites within 1km of the site. Details of the sites and reasons for their designation (where available) are listed below. Further non-statutory sites may be present within 2km. <u>Downhills Park Site of Importance for Nature Conservation (SINC) [~0.66km east]</u> This site has excellent tree cover, in places forming a woodland structure over dense shrubberies. Native species, including hornbeam, hawthorn and pedunculate oak, predominate, and there are also some fine specimens of exotic species such as cork oak and cedar of Lebanon, all surviving from the original 19th century planting. The park supports a good community of common birds, including song thrush and mistle thrush, and the declining spotted flycatcher has bred in recent years. <u>New River SINC [~0.67km west]</u> The river supports a diverse range of plant life, both living in the water and on the banks. This includes the London rarities lesser water-parsnip, unbranched bur-reed, stream water-crowfoot, galingale and the nationally declining river water-dropwort, for which the site is a stronghold. Kingfishers are seen regularly and may breed by the river, and hedgehogs forage along the banks. The insect life is also likely to be diverse, as indicated by the abundance of caddis-flies and the range of dragon and damselflies present, which include banded demoiselle, red-eyed damselfly (scarce in London) and very large populations of common blue
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	damselfly. The river supports a good range of fish, including pike, perch, roach and carp, and may be of value for amphibians. <u>Lordship Recreation Ground SINC [~0.74km northeast]</u> The stream sometimes dries up in summer and is fringed with very large white willows, some of which have been pollarded. The pond has vertical concrete sites and holds little aquatic vegetation except duckweed and a little square-stalked willowherb at the edges. Mallards and moorhens breed on the wooded island. Adjacent damp grassland has a large population of marsh foxtail, which is scarce in the borough. Lordship Wood has matured to provide valuable habitat for birds. A further small native woodland has been planted in the southeast corner which will provide good habitat for birds as it matures. <u>Chestnuts Park SINC [~0.76km southeast]</u> There are plenty of mature trees, mostly London planes with occasional common lime, horse chestnut and weeping willow. Some areas are managed for nature conservation. The grass is allowed to grow long, encouraging grasshoppers and other invertebrates, and native trees and shrubs have been planted, including ash, holly, beech, hazel and dogwood. A scented garden by the south-east entrance provide a good nectar source for bees. Hundreds of bulbs planted by the local community bring added life and colour in the spring. House sparrows can still be found here especially in the dense firethorn hedge in the north-west corner.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site sits within the impact risk zone for Lee Valley Ramsar/SPA, however the proposed development is not listed as a possible high risk with regard to this designation.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites Given the nature of the proposals, it is unlikely to result in any increased impacts from air pollution or recreational pressure to the nearby European sites and as such, a HRA screening is not considered appropriate to the proposed development.

Invasive / Non-native species	
<i>Summary of Survey Findings</i>	Schedule 9 invasive species No invasive, non-native invasive plant species (as listed under Schedule 9 of the Wildlife and Countryside Act 1981) were identified on the site. LISI species Buddleia <i>Buddleja davidii</i> was identified on the site, which is listed as an invasive, non-native species under Category 3 of the London Invasive Species Initiative (LISI) (see Appendix 1a). Category 3 encompasses species of high impact or concern which are widespread in London and require concerted, coordinated and extensive action to control/eradicate.
<i>Foreseen Impacts</i>	Schedule 9 invasive species N/A LISI species Construction could result in the spread of buddleia.
<i>Recommendations</i>	Schedule 9 invasive species No further surveys but remain vigilant. LISI species Buddleia stems should be pruned back as low to the ground as possible, prior to seeds developing in late summer to prevent the plant from self-sowing. Roots should be excavated carefully using hand tools, keeping the root system as intact as possible. All plant material (pruned stems and excavated roots) should be carefully bagged and disposed of in line with local bio-secure waste control measures. Following disposal, the area should be monitored for any regrowth and any new growth should be promptly removed to prevent further spread or re-establishment.
Invertebrates	
<i>Summary of Survey Findings</i>	Habitat suitability The habitats present on-site comprise entirely of developed land and as such there are minimal opportunities for invertebrates. Ruderal vegetation, which has colonised the rear courtyard, may provide some opportunities for pollinators. The site contains no notable habitats or features which may provide niches for specialised or protected invertebrates.

Foreseen Impacts	None foreseen.			
Recommendations	No impacts are anticipated on notable species or populations of invertebrates as a result of the proposed development.			
Bats				
Summary of Survey Findings	EPSL data A search of the MAGIC database for granted EPSLs (European Protected Species Licences) within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. In total one EPSL was identified within 2km, details of the record are listed in Table 1 below.			
	Table 1: EPSLs for bats within 2km of the site			
	EPSL reference	Distance from site	Bat species affected	Impacts allowed by licence
	2018-33911-EPS-MIT	~0.70km east	Common pipistrelle and noctule	Destruction of a resting place
	Foraging and commuting habitat The site is situated in an largely urban landscape, with surrounding main roads, residential dwellings and public amenities. The are no trees or large shrubs on-site and consequently no foraging or commuting opportunities for bats. There are several urban parks nearby, including Duckett’s Common which has an area of woodland. This could provide foraging and commuting opportunities for bats locally, however it is surrounded by main roads which are likely to illuminated by artificial light at night and therefore sub-optimal for bats.			
Roosting habitat B1 is assessed for its suitability to support roosting bats below.				
Limitations There were not considered to be any specific limitations to the PRA. To date, Arbtech has not been commissioned to obtain Local bat records. The client has been advised that local bat records are required to conform to Good Practice Guidelines and to facilitate a full assessment of the site. These records can be obtained from Greenspace Information for Greater London (GiGL) and can be incorporated into this report at a later date, if requested.				

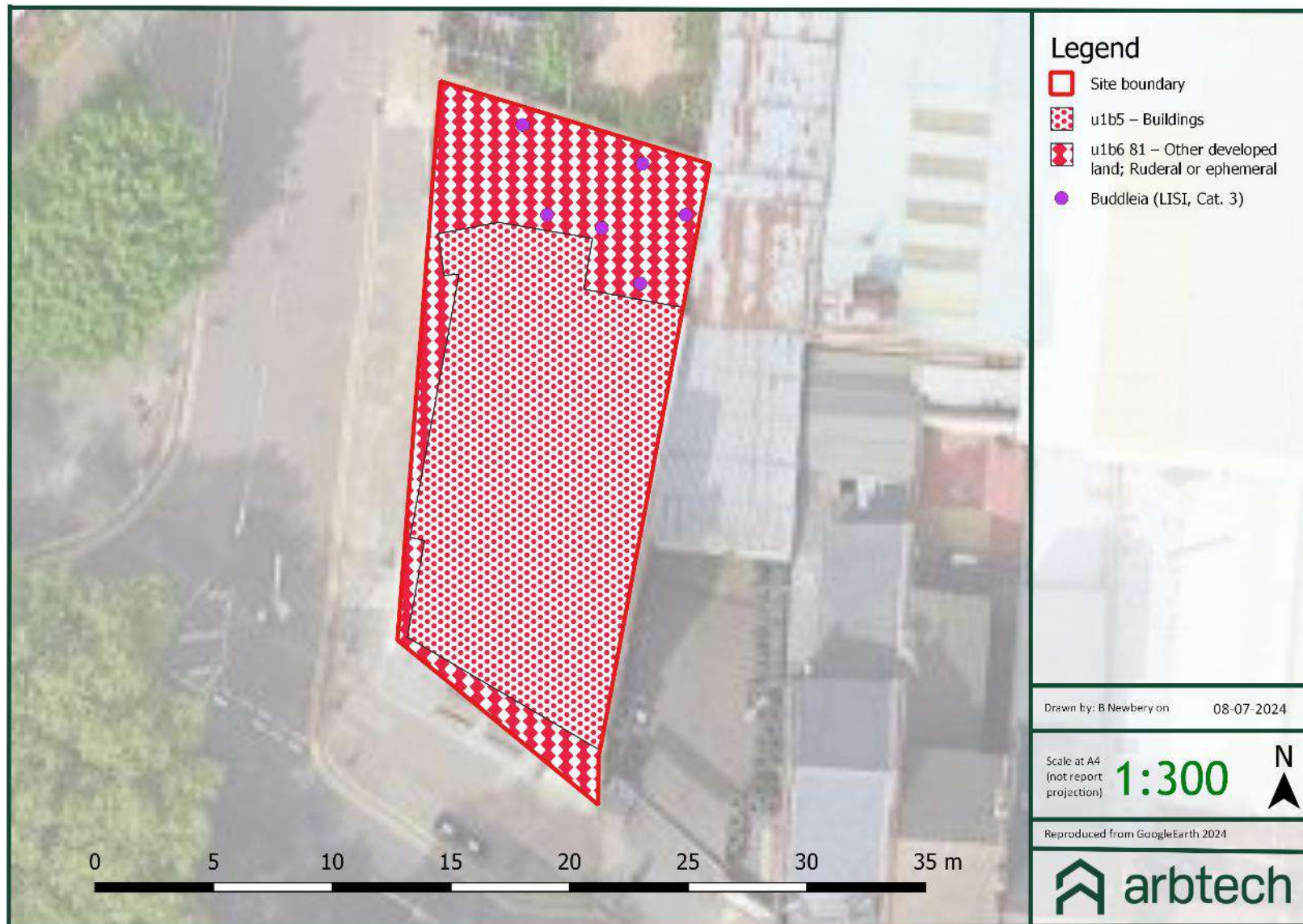
	Building B1 <i>Building exterior</i> B1 is a three-storey, brick-built building with a converted roof space to provide an additional dwelling (Figure 1). The brickwork around the building generally appears in good condition with no gaps or cracks in which bats can roost. There is an area of rough brickwork on the northern elevation (Figure 4) which was inspected with binoculars. Any gaps in this area appear to have been sealed with concrete and provide no bat roosting opportunities. There are flat roofs on the building, clad with bitumen felt. These appear in good condition and provide no roosting sites for bats. Furthermore, there are slate hanging tiles around the rooftop flat (Figure 5), which are all tight-fitting to one another and do not appear to provide any bat roosting sites. There are no soffits or fascia around the property, instead stone cornicing is present along roof verges, which all appears in good condition and provides no bat roosting opportunities (Figure 6). There are timber-framed windows and doors around the property which are all well-sealed and tight-fitting to the surrounding structure, providing no roosting sites for bats. There are two chimneys on the property. Small mortar gaps are present on the chimney stacks (Figure 7), however these all appeared to be shallow and are not considered to provide any suitable roosting opportunities. <i>Building interior - Basement</i> There is one basement within B1, which is divided into several sections/rooms (Figure 8). The basement has been subject to development works within the last 5 years and the walls and ceilings have been recently plastered. There are small gaps around the walls tops in places, which could provide roosting/hibernation sites for bats. However, no access points were identified into the basement. Several vents allowed a small amount of daylight in (Figure 9) but these all appeared well-sealed upon inspection. No evidence of roosting bats was identified here. <i>Building interior - Loft</i> There are no loft spaces within the interior of B1. The former roof structure has been developed to accommodate a flat. This was inspected during the survey and found to be well-sealed both internally and externally. No evidence of roosting bats was identified here.
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	<i>Bat habitat value</i> Overall, it is assessed that B1 provides negligible habitat value for roosting bats in accordance with the Good Practice Guidelines (Collins, 2023), due to an absence of bat roosting evidence and external roosting sites or access points. Furthermore, the surrounding habitat is considered to be suboptimal for bats, due to the local scarcity of trees and other vegetative features bats could use for foraging or commuting.
<i>Foreseen Impacts</i>	Roosting habitat [B1] Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on roosting bats as a result of their demolition. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [B1] 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. Foraging and commuting habitat No further surveys are required. Artificial lighting A low-impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Principally, light spill onto surrounding trees and gardens should be avoided, insofar as is possible. Parameters for such a strategy can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2
Birds	
<i>Summary of Survey Findings</i>	Habitat suitability [B1] No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

	Habitat suitability [Barn owls] The site does not appear to provide any suitable nesting sites for barn owls. The presence of this species on-site is considered unlikely.
<i>Foreseen Impacts</i>	No impacts are anticipated on nesting birds as a result of the proposed development.
<i>Recommendations</i>	None required.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability The site has no connectivity to areas of suitable reptile habitat in the wider landscape, and provides no suitable reptile habitat in of itself. As such, the presence of protected reptiles on-site is considered unlikely.
<i>Foreseen Impacts</i>	No impacts are foreseen on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records, class licence returns or historic pond survey data for great crested newts within 2km of the site. Habitat suitability Amphibians require suitable aquatic habitat in which to breed. There are no known ponds 500m when consulting OS maps. As such, the presence of protected amphibians (e.g. great crested newts) on-site is considered unlikely.
<i>Foreseen Impacts</i>	No impacts are anticipated on protected amphibians as a result of the proposed development.
<i>Recommendations</i>	None required.

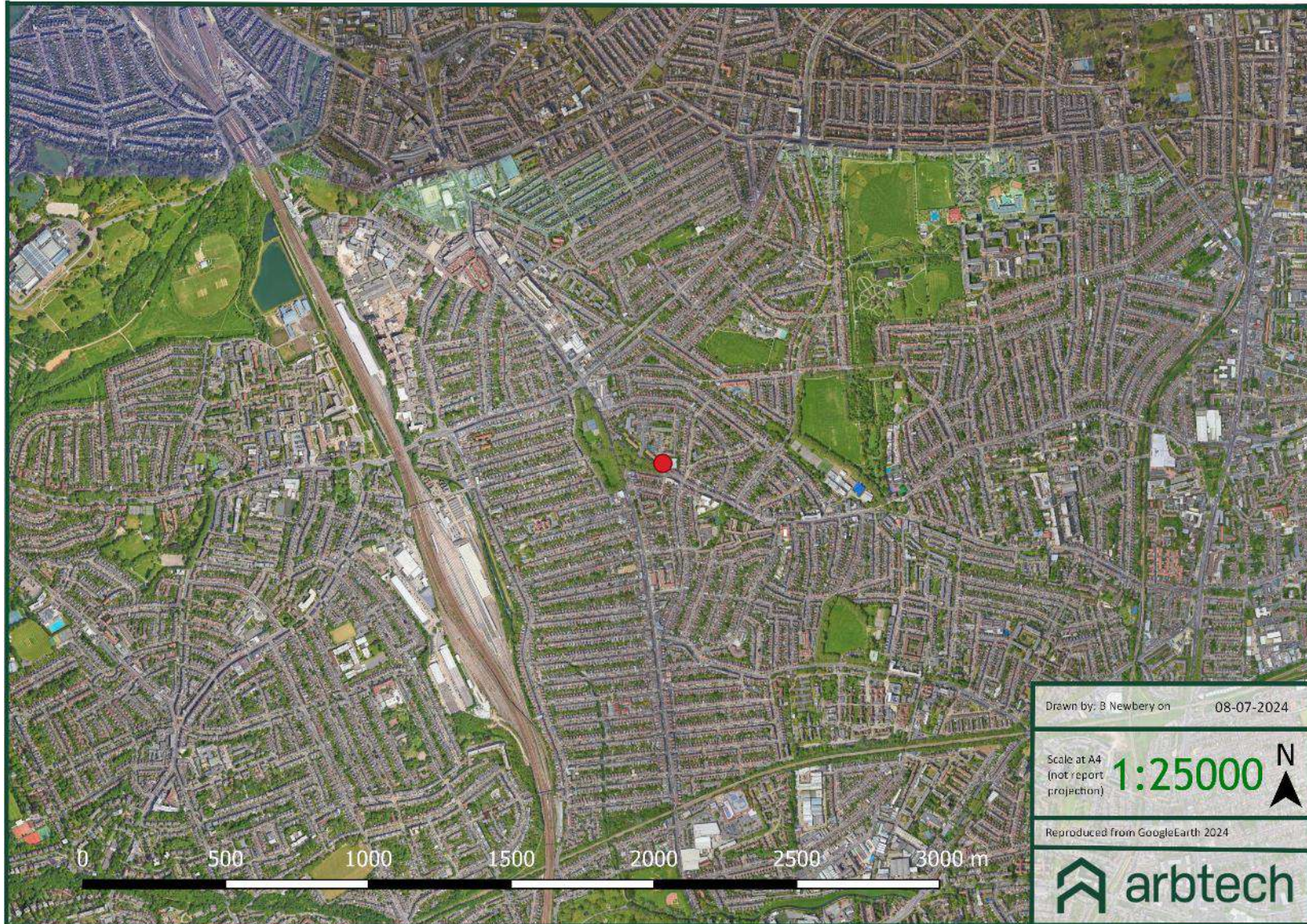
Badger	
<i>Summary of Survey Findings</i>	Habitat suitability No evidence of badgers (e.g. latrines, snuffle holes, hairs, mammal trails) or badger setts were identified on or within influencing distance (30m radius) of the site, where searchable. The influencing zone included areas of neighbouring gardens which could not be assessed during the survey. The site is not considered to be suitable for future sett excavation due to the impervious surfaces present across the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability The site has no connectivity to areas of suitable dormouse habitat in the wider landscape (e.g. woodlands). As such, their presence on-site is considered unlikely.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None required.
Hedgehog	
<i>Summary of Survey Findings</i>	Habitat suitability The site provides no suitable habitat for hedgehogs and has no connectivity to suitable areas of hedgehog habitat in the wider landscape, as such their presence on-site is considered unlikely.
<i>Foreseen Impacts</i>	No impacts are anticipated on hedgehogs as a result of the proposed development.
<i>Recommendations</i>	None required.

Biodiversity Enhancements	
	The Local Planning Authority has a duty to ask for enhancements under the NPPF (2023). The following are suggested enhancements which could be incorporated into the proposal to improve the biodiversity value of the site post-development. Suggestions of enhancements for species requiring further surveys will be detailed in subsequent reports. <u>Habitats and flora</u> • Creation of a biodiverse green roof, that has a substrate that varies between 80-150mm deep, and is planted with a wide range of dry grassland wildflowers and Sedum species. <u>Invertebrates</u> • Incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of new buildings. These are ideally installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. • Planting of native wildflower species, to provide foraging opportunities for pollinators. <u>Bats</u> • The installation of 2 bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new extensions. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. → 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. <u>Birds</u> • The installation of 2 integrated swift bricks (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlined in the British Standard "Integral nest boxes. Selection and installation for new developments. Specification" (BS 42021:2022). → Swift bricks should be integrated into the fabric of the new extension during construction. Boxes should be positioned close together (0.6-1.0m between bricks) as swifts prefer to nest gregariously. → The boxes should be placed at least 5m above ground level under the eaves of a building, on a north or east elevation, where they will be sheltered from prevailing wind, rain and strong sunlight. To be suitable for swifts, the bricks require an open aspect with no trees or large shrubs potentially obstructing the birds' flight path up to 5m from the brick.

Appendix 1a: Survey/Habitat map

Appendix 1b: PRA map

Appendix 2: Location map



Basement - UNCHANGED
Scale 1:100

Proposed Ground Floor
Scale 1:100

Proposed First Floor
Scale 1:100

Proposed Second Floor
Scale 1:100

Proposed Third Floor
Scale 1:100

Daylight / Sunlight analysis
Scale: NTS

Total no. of hours where >5% of the area receives direct sunlight on March 21st (green) = 10 hours 21 minutes

9 hours **PASS**
8 hours **PASS**

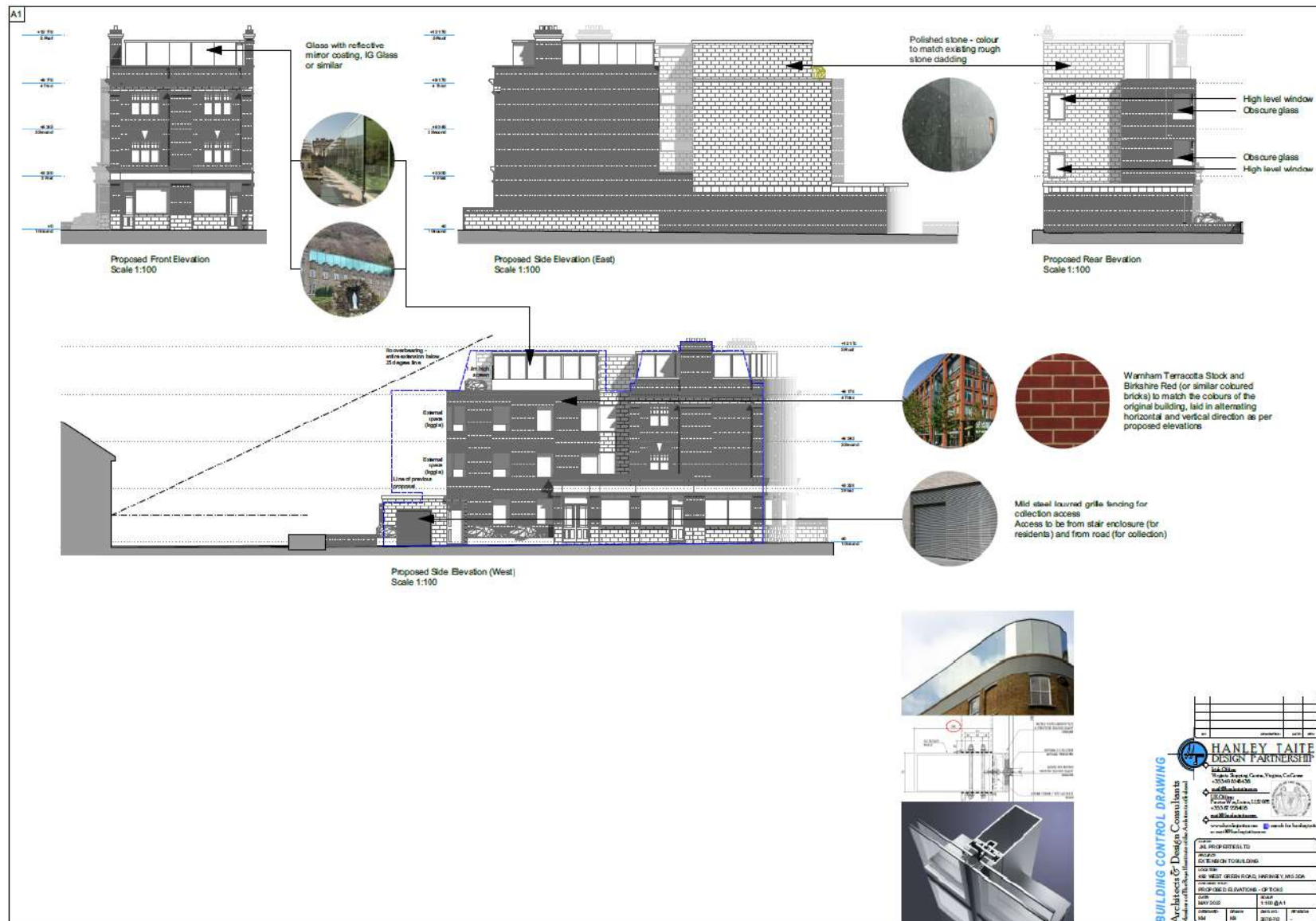
Legend:
Red: Direct sunlight > 5% of area
Green: Daylight > 5% of area

Timeline: 6:00, 7:00, 8:00, 9:00, 10:00, 11:00, 12:00, 13:00, 14:00, 15:00, 16:00, 17:00, 18:00

North Arrow

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Appendix 3b: Proposed plan (Elevations)



Appendix 4: Photos

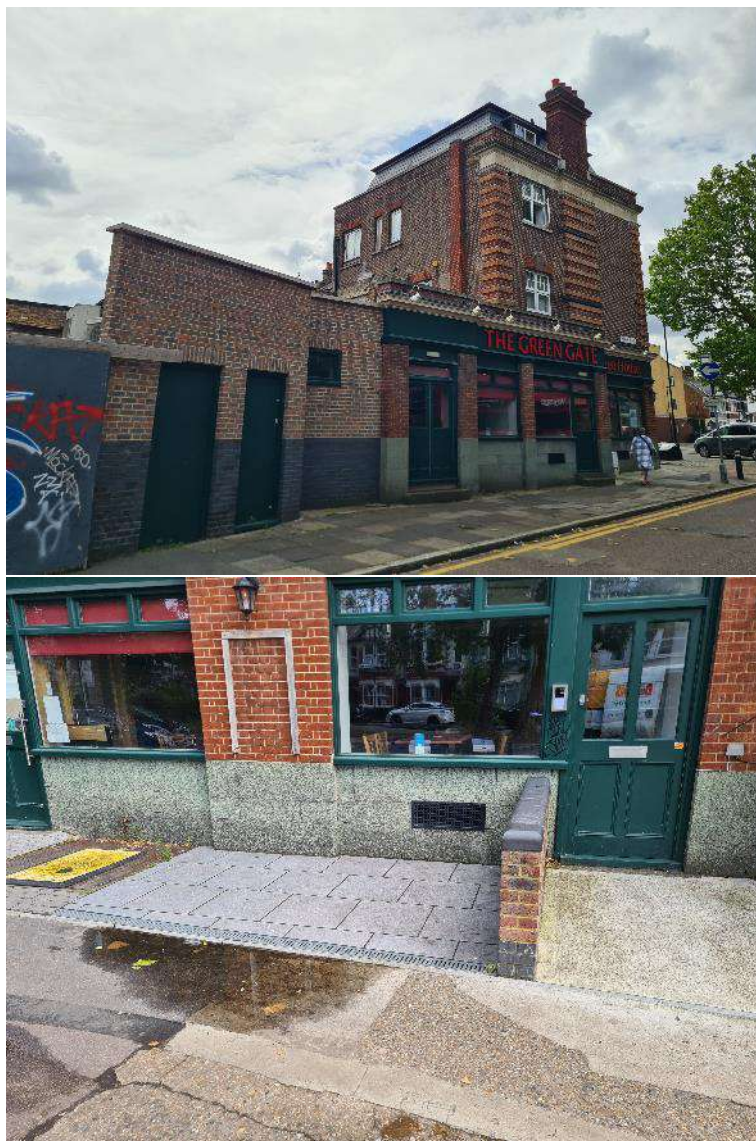


Figure 1: Looking southeast towards B1.

Figure 2: Examples of hardstanding surfaces surrounding B1.



Figure 3: Rear courtyard, which has been largely dominated by buddleia.



Figure 4: Gaps in the brickwork of the northern elevation sealed with concrete.



Figure 5: Slate hanging tiles on the rooftop flat, which are all tight-fitting and well-sealed.



Figure 6: Stone cornicing around the roof verges, which all appears in good condition.



Figure 7: An example of one of the chimneys, as assessed from the rooftop balcony.



Figure 8: The basement of B1. Small gaps are present where the walls meet the ceiling (example indicated by a yellow arrow), however no access points to the basement were identified.



Figure 9: Vents into the basement from street level, which all appear well-sealed.

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Version control			
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Draft	0.1	Benjamin Newbery BSc (Int.) MSc, Consultant Ecologist	08/07/2024
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