



Project: 24_PEA_BNG_06_02
Site: 120 Archway Road, London, N6 5BH
Client: Luke Campbell



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Project Number:	24_PEA_BNG_06_02
Report Type:	Preliminary Ecological Appraisal Report (PEAR)
Site Address:	120 Archway Road, London, N6 5BH

Role:	Name:	Position:	Date:
Surveyor	Connor Harmsworth	Field Surveyor	20/06/2024
Author	Max Shaw	Ecological Consultant	15/07/2024

Revision History		
Date:	Version number:	Summary of changes:
15/07/2024	1.0	First Draft
15/07/2024	1.0	First Issue
31/07/2024	2.0	Second Issue - updated with new BNG calcs following on site changes to meet net gain

Summary:	
Site Surveyed	Land at 120 Archway Road, London, N6 5BH National Grid Reference: TQ 2910 8744
Purpose & Brief	Preliminary ecological appraisal commissioned by Luke Campbell
Development Proposals	The proposed development is the demolition and redevelopment of a semi-attached block of 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	Nesting birds Hedgehogs
Recommendations For Further Survey Works	Production of wildlife sensitive lighting scheme
Opportunities For Ecological Enhancements	Bat boxes Bird boxes Native species planting

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

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Appendix 1: Site Location and Assessment Boundary

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Acknowledgements:

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 (GiGL).

Client Documents:

This report has been completed on 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 May 2024.

Plans provided by client as of May 2024
240503 -120 Archway -1091-AXO Rear
240503 -120 Archway -1090-AXO Front
240503 -120 Archway -1015-Proposed Elevations
240503 -120 Archway -1010-Sections

240503 -120 Archway -1003-Second to Fourth Floor GA
240503 -120 Archway -1001-Ground Floor GA

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Ecological Appraisal Report (PEAR) at 120 Archway Road, London, N6 5BH.
- 1.2 The survey was comprised of a desktop study, which was undertaken in July 2024 and a site survey, which was carried out by Connor Harmsworth on 20/06/2024.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 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.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 114.9 sq metres and is centred on grid reference 'TQ 2910 8744'.
- 1.7 The site is situated in an urban area in the London Borough of Haringey control area. The site is located on the north side of the area Archway and is accessed via a private driveway..
- 1.8 The site is currently a three storey unit, it is currently a semi detached residential dwelling town house.

DEVELOPMENT PROPOSALS

- 1.9 The site is to be redeveloped with the demolition and redevelopment of a semi-attached block of flats.

SCOPE OF WORKS

- 1.10 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

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, protected species and protected habitats within a 2km search area was sourced from DEFRA MAGIC and through direct consultation with Greenspace information for Greater London (GiGL).
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 was omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

UKHAB SURVEY

- 2.4 A Preliminary Ecological Appraisal, comprised of a site walkover and mapping was undertaken by Connor Harmsworth on the 20/06/2024. The PEA was undertaken in line with CIEEM's 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Connor has been completing preliminary ecological appraisals for over four years and regularly undertakes surveys of this scale. He has received professional training in all aspects covered in this report.
- 2.5 The survey was conducted from the ground. Habitats and features of importance were mapped using a GPS enabled handset.
- 2.6 A Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020). (Appendix 3).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.7 A Preliminary Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken during the site survey on 20/06/2024. The PRA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).
- 2.8 The survey included an active search for bats, evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.8.1. PRFs of built structures are listed in Table 2.8.2. The lists are not exhaustive but show examples of the most commonly used roosting features of built structures and trees.

Table 2.8.1: Potential roosting features (PRFs) in built structures listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

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

GROUND LEVEL TREE ASSESSMENT (GLTA)

2.9 A Preliminary Bat Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken by Connor Harmsworth during the site survey on 20/06/2024. The GLTA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

2.10 The survey included an active search for bats, evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.10.1. The lists are not exhaustive but show examples of the most commonly used roosting features of trees.

Table 2.10.1: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.10.1. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
• Woodpecker holes • Squirrel holes • Knot holes • Pruning cuts • Tear outs • Wounds • Cankers • Compression forks • Butt rots	• Lighting strikes • Hazard beams • Subsidence • Cracks • Shearing cracks • Transverse snaps • Welds • Lifting bark • Desiccation • Fissures • Frost cracks	• Fluting • Ivy

Table 2.10.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)	
Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

2.11 A Site PRF Map was produced to show the location of built structures, trees and potential roosting features (PRFs). Habitats and features of importance were mapped using a GPS enabled handset.

SUITABILITY ASSESSMENT

2.12 The likelihood of occurrence of protected ecological features and species was ranked in accordance with the criteria listed in Tables 2.10.1 and 2.10.2. Likelihood of occurrence was assessed using data collected during the desk study and after evaluation of the habitats on-site (during the site survey) as to their likelihood to provide suitability for protected species (i.e. presence of breeding, nesting, roosting, foraging, commuting and/or refuge habitat for example).

Table 2.12.1: Criteria used to assess the likelihood of occurrence for protected ecological features and species on-site (excl. 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 close 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 good quality habitat within 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. Suitability of habitats on-site may be limited due to disconnectivity to the wider landscape, poor to moderate habitat available within the wider locality, and/or due to the presence of only a small area of suitable habitat.
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. The suitability of habitats may be limited due to disturbance, isolation and/or poor quality habitat available within the wider locality. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats (if all required ecological requirements for the species are present).
Negligible	While presence cannot be absolutely 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 2.12.2: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site 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 likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order 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 on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat). 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 - 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,	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats.

	e.g. maternity or classic cool/stable hibernation sites.	Site is close to and connected to known roosts.
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ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.13 An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was made following CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

- 2.14 Only one site visit was undertaken, therefore, a full evaluation of species present throughout the year could not be made. Therefore, there were seasonal constraints to species identification. However, the data collected during the site survey was sufficient to make an appropriate assessment of the site.
- 2.15 The site maps shown in Appendix 3 were produced from an Ordnance Survey Tile purchased from our mapping supplier. A site walkover with a GPS enabled handset was used to inform the location and extent of existing habitats shown on the appended mapping and is as accurate as possible but some error must be allowed for without a full topographical survey.

3 Policy and Legislative Context

- 3.1 This section includes the legislative context of those protected species or other notable species that are recorded on-site, or have the potential to be present on-site. Details on specific legislation for other protected or notable species that have not been identified as being present, or having the potential to be present, are not included below.

NATIONAL PLANNING POLICY

- 3.2 The introduction of the National Planning Policy Framework (NPPF) in March 2012 sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so and is a material consideration for local planning authorities in determining applications.
- 3.3 Planning Practise Guidance is relevant covering the Natural Environment alongside the NPPF. Therefore features of ecological value should be considered in the context of conserving and enhancing the natural environment.

- 3.4 The Government's objectives for planning are to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology and to contribute to rural renewal and urban renaissance.

LOCAL PLANNING POLICY

- 3.5 This report has been commissioned in order to comply with policies upheld in the 'Haringey's Local Plan - Strategic Policies 2013 – 2026', especially the following:

- SP12: Conservation
- SP13: Open Space and
- Biodiversity

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-plan/local-plan-strategic-policies#alterations>

NATIONAL AND INTERNATIONAL LEGISLATION

- 3.6 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)
- 3.7 Convention on the Conservation of Migratory Species of Wild Animals (1983)
- 3.8 Countryside and Rights of Way Act (2000)
- 3.9 National Parks and Access to the Countryside Act (1949)
- 3.10 Natural Environment and Rural Communities Act (2006)
- 3.11 Protection of Badgers Act (1992)
- 3.12 The Conservation of Habitats and Species Regulations (2017)
- 3.13 The Convention of International Trade in Endangered Species of Wild Fauna and Flora (1975)
- 3.14 The Hedgerows Regulations (1997)
- 3.15 UK Biodiversity Action Plan (1994)
- 3.16 Wildlife and Countryside Act (1981)
- 3.17 Wild Mammals (Protection) Act (1996)

4 Desktop Study

SITE DESIGNATIONS

4.1 There is one designated site within the 2km search area.

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

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)	Notes
Hampstead Heath Woods SSSI	TQ 270 875	16.17	1.7 km	Hampstead Heath Woods are examples of long-established high forest woodlands with an exceptional structure comprising an abundance of old and over-mature trees providing dead wood habitat for a range of invertebrate species. The site also includes an adjacent small valley containing an acidic flush with developing bog-moss communities. The woods, comprising North Wood and the much larger Ken Wood to the south, lie on the upper slopes of Hampstead Heath where a residual capping of Bagshot Sands overlies the Claygate Beds. These give rise to acidic sand and loam-based soils which are generally free-draining, although localised impedance occurs particularly in the small valleys

*Data from DEFRA MAGIC

Table 4.1.2: Local wildlife sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)	Notes
Alexandra Palace & Park LNR	TQ 296 899	62.66	1.7 km	Sited on one of London's highest points the reserve provides amazing views across the city. The park was declared an LNR in its 150th anniversary year. There are a good range of habitats to see, for an urban area. The reserve is particularly well known for its bird species.
Parkland Walk LNR	TQ 287 880	14.31	0.4 km	The Parkland Walk is a 2.5 mile disused railway that is specifically managed as a Natural Conservation

				Area. The walkway contains naturally regenerated woodland, scrub and rough grassland forming a variety of habitats for flora and fauna. There is an information and education centre located on site for use by the public, local community and schools.
Queen's Wood LNR	TQ 288 885	21.07	1.0 km	Queens Wood is an area of ancient semi-natural woodland with a canopy of pedunculate oak, hornbeam, wild service tree, rowan and hazel amongst others and a few noteworthy herb layers species such as bluebell, remote sedge, wood sedge and giant fescue. The woodland is used by local residents for informal recreation purposes and is an important resource for environmental education.

*Data from DEFRA MAGIC

LOCAL HABITAT

4.2 There were more than 15 priority habitats that were formerly mapped within the 2km search area.

Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (km)
Good quality semi-improved grassland	1.5 km
Lowland Heathland	1.6 km
Deciduous Woodland	0.1 km
Traditional Orchards	0.9 km

*Data from DEFRA MAGIC

4.3 There are no water bodies situated within a 500m radius of the survey site.

HISTORICAL SPECIES RECORDS

4.4 Protected species records relating to the site and 2km search area were obtained from the LERC as part of the desktop study. The data search contains confidential information that is not suitable for public release. Therefore, the data has not been included in the report.

4.5 A full list of identified species recorded within the 2km search area can be requested from LERC.

4.6 The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of

species do not confirm their current presence within an area.

- 4.7 The closest watercourse is over 500m from site, and separated from site by a main road, therefore aquatic species such as water vole (*Arvicola amphibius*), otter (*Lutra lutra*) and white-clawed crayfish (*Austropotamobius pallipes*) are considered absent from site and are not considered further in this report.
- 4.8 A record search of GiGL returned 8 records of Chiroptera Bat species, 5 records of Serotine bat species (*Eptesicus serotinus*), 35 records of Myotis bat species, 196 records of Daubenton's Bat (*Myotis daubentonii*), 258 records of Natterer's Bat (*Myotis nattereri*), 9 records of Nyctalus Bat species, 44 records of Lesser noctule (*Nyctalus leisleri*), 195 records of Noctule bat (*Nyctalus noctula*), 35 records of Nathusius's Pipistrelle (*Pipistrellus nathusii*), 273 records of Common pipistrelle (*Pipistrellus pipistrellus*), 195 records of Soprano pipistrelle (*Pipistrellus pygmaeus*), 61 records of Brown long-eared bat species (*Plecotus auritus*) and 23 records of Vespertilionidae Bats. A record search of DEFRA magic map returned no licences granted for bat species.
- 4.9 0 records of badger (*Meles meles*) and 261 records of hedgehog (*Erinaceus europaeus*) were returned within 2km of the site. There are no records of dormouse (*Muscardinus avellanarius*) in the local area. A search on MAGIC identified no previous protected species licences for hazel dormouse within 2km of the site.
- 4.10 There are 564 records of reptile within 2km of the site, including slow-worm (*Anguis fragilis*), Common lizard (*Zootoca vivipara*) and grass snake (*Natrix helvetica*).
- 4.11 A record search uncovered no records of Great crested newts (*Triturus cristatus*) within 2 km of the site, however, Common frog and toad were found dated as recent as 2022.
- 4.12 There are over 100 records of protected birds within 2km of the site, comprising species of a variety of habitats including garden, wetland and woodland including sparrowhawk (*Accipiter nisus*), Linnet (*Linaria cannabina*) and Kingfisher (*Alcedo atthis*).
- 4.13 The data search returned 98 records of invertebrates within 1km of the site, including stag beetle (*Lucanus cervus*).
- 4.14 The data search returned more than 162 occurrences of invasive animals and 44 species of invasive plants including Japanese knotweed and Himalayan balsam.

5 Site Survey

5.1 The site survey was undertaken on 20/06/2024. The weather conditions were considered to be appropriate to survey (Table 5.1.1).

Table 5.1.1: Weather conditions at the time of survey.

Date of site survey: 20/06/2024	
Temperature	20c
Wind	Light winds from the northeast
Precipitation	0%

*Data from BBC Weather.

PHASE 1 HABITAT SURVEY

5.2 The habitats presented consist of the following UKHAB Phase 1 Habitat categories:

- U1b5 Buildings
- U1b6 Other developed land
- H3d Bramble scrub

5.3 A description of habitat present along with target notes is shown in Table 5.3.1. The location of habitats is shown in the Site Habitat Map, Appendix 3.

Table 5.3.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 3).

Habitats and Target Notes	Description	Supporting Photo
U1b5 Buildings	B1 is a 3 storey semi detached town house located to the north of the area of Archway. The dwelling has a flat roof with wooden soffits and fascias. There are no loft or void spaces present throughout the property. B2 is a small wooden shed building to the rear of B1 on the eastern boundary.	 Image 1 - B1



Image 2 - B1



Image 3 - B1

		 Image 4 - B2
U1b6 Other developed land	The garden area to the east of B1 is made up of patio slabs, the area consists of two layers, with one that has been built into the hillside. The area of developed land is being encroached on by areas of bramble to the north and south of the garden area.	 Image 5

		 Image 6
H3d Bramble scrub	The garden area to the east of B1 is mainly made up of developed land. However, this area has been overrun by Bramble (<i>Rubus fruticosus</i>). Condition assessments are not completed for this habitat.	 Image 7



Image 8

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 5.4 There were no built structures on site capable of supporting roosting bats. B1 did not have any roof or loft void, and soffits and fascias were found to be in good condition with no gaps or holes that could be utilised by roosting bat species.
- 5.5 There were no trees on site, the area to the east which includes scattered trees, was assessed as holding negligible potential to support 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 2.10.1). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.1.

Table 6.1.1: Likelihood of occurrence of protected ecological features and species on-site, potential impacts due to the proposed development and recommendations for appropriate mitigation measures.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Protected sites	Negligible.	The site is not situated within, or adjacent to, any known protected sites. The site is not considered to be well connected to any known protected sites.	Although there are no protected sites located nearby a precautionary approach should be put in place.	Protective barriers (in the form of HERAS fencing) must be placed around the construction zone and any access/egress in order to minimise the area of disturbance. The fencing must be signed appropriately and outlined within the tool box talk.
Protected habitats	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.	None.	None required.
Protected plant species	Negligible.	There are no known records of protected plant species within 2km of the site. No protected plant species were observed during the site survey. Habitats on-site are not considered to be unique or of high quality to support protected plant species. However, their presence cannot be entirely discounted.	The site does not appear to support protected plant species, thus, the proposed development is unlikely to impact upon protected plant species.	None required.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Amphibians (incl. Great Crested Newts)	Negligible.	There are records of common toad and frog within 2km of the site. However, there are no water bodies within 500 metres of the site, and therefore amphibians are considered further in this report.	None.	Vegetation removal must be undertaken using hand tools under ECoW supervision. Cut vegetative materials should be checked and removed from site immediately.
Bats (Chiroptera)	Roosting bats			
	Negligible.	There were records of bats within 2km of the site. The PRA determined that all built structures on-site had negligible potential for roosting bats.	The proposed development will not result in any disturbance to suitable roosting habitats.	A new bat roost must be created on-site to promote the area to bat species.
	Foraging/Commuting bats			
	Moderate.	Habitats on-site were considered to be suitable for foraging/commuting bats. Furthermore, the site has good connectivity to high quality habitats within the wider locality, including....	Mitigation measures must be put in place to ensure that disturbance does not increase during and/or post-development. The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
				objects only.
Birds	Low.	Breeding birds were not identified on-site. No birds nests were noted.	The proposed development will not result in any loss to suitable habitat for breeding birds.	The trees should be protected from site with HERAS fencing before any works commence on-site. The fencing must be signed appropriately and outlined within the tool box talk.
Invertebrates	Low.	There are records of protected invertebrate species within 2km of the site. No protected invertebrate species were identified during the site survey. Habitats on-site are not considered to be unique or of high quality to support protected invertebrate species. However, are likely to support a range of common and widespread species associated with bramble.	The site does not appear to support protected invertebrate species, thus, the proposed development is unlikely to impact upon protected invertebrate species. The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	None required.
Reptiles	Low.	There are records of reptiles within 2km of the site. However, the site is not well connected to water bodies in the local area, or terrestrial habitats.	The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	None required.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Other terrestrial mammals (excl. bats).	Badgers (<i>Meles meles</i>)			
	Negligible.	There are no known records of Badgers within 2km of the site. No Badger setts were identified during the site visit and no evidence of Badgers was found.	The proposed development will not result in any substantial habitat loss to impact upon local populations long-term.	Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity. Any trenches or other excavations left open overnight should be well covered to deter Badgers from entering.
	Dormice (<i>Gliridae</i>)			
	Negligible.	There are no known records of Dormice within 2km of the site.	None.	None required.
	Hedgehogs (<i>Erinaceus europaeus</i>)			
	Moderate.	There are known records of Hedgehogs 2km of the site. However, bramble, debris, and hedge habitats on-site were considered to be suitable for the species. The site was well connected to suitable suburban habitats and there were ample access/egress points to adjacent gardens making it easily commutable.	The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. During hibernation season (October to March), piles of leaf litter and logs should be retained to ensure hibernating hedgehogs are not harmed. If removal is unavoidable, the piles must be carefully checked before burning.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
				Any trenches or other excavations left open overnight should either be well covered or provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly above), to allow any Hedgehogs that fall into escape.
	Common and widespread mammals			
	Low.	There was no evidence of Mammals on-site.	The proposed development will not result in a substantial loss that will impact upon local populations long-term. Mitigation measures must be put in place to minimise disturbance during the construction phase.	Any necessary excavation of animal burrows should be done carefully to avoid unnecessary suffering (such as crushing or asphyxiation). Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity. Any trenches or other excavations left open overnight should either be well covered or provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
				above), to allow any wildlife that falls to escape. Any newly built boundary features should incorporate 'wildlife gaps' (comprising a 13x13cm gap at the base of the feature), to allow wildlife to pass through.
Invasive plant species	Low.	No invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were found during the survey. As there were seasonal constraints to plant identification, it is possible that invasive plant species are present and have yet to be identified.	Invasive plant species have the potential to impact protected species and habitats	If invasive plant species are found, it is recommended to consider appropriate methods of removal.

7 Biodiversity Net Gain

- 7.1 The development should be used as an opportunity for biodiversity net gain, by creating new opportunities for wildlife.

BATS

- 7.2 It is recommended to install new bat boxes on-site. Bat boxes should be positioned in areas of low human disturbance, in spaces that are unshaded for most of the day.
- 7.3 A crevice bat box is suitable for smaller bat species. These boxes should also be positioned 3-5 metres above ground level, orientated southwards.

BIRDS

- 7.4 It is recommended to place new bird boxes on-site.
- 7.5 A traditional nest box should be placed 3 metres above ground level in an area of low disturbance. The box should be sheltered away from prevalent weather conditions, commonly associated within the UK, such as strong sunlight, prevailing winds and rain.

INVERTEBRATES

- 7.6 It is recommended to install invertebrate boxes on-site. The boxes should be suitable for solitary bees.
- 7.7 Nectar-rich wildflowers should be planted within close proximity to the bee bricks/invertebrates boxes to create new opportunities for pollinators.
- 7.8 Fruit trees make ideal habitat for many invertebrate species. Thus, it is recommended to plant new garden ornamental fruit trees on-site. For example, Crab Apple (*Malus sylvestris*), Wild Cherry (*Prunus avium*) and Common Pear (*Pyrus communis*).

TERRESTRIAL MAMMALS

- 7.9 It is recommended to plant native species-rich hedgerows on-site, which will enhance connectivity and provide refuge for small mammals. Suitable species would include Common Beech (*Fagus sylvatica*), Common Hawthorn (*Crataegus monogyna*), Rowan (*Sorbus aucuparia*) and Crab Apple (*Malus sylvestris*) for example.

TREES

- 7.10 New tree planting would be a welcomed addition to development. New tree planting should be considered carefully, with consideration to species, location and future management. New trees should be robust and of high quality. Where possible, native species should be used. However, considerations should be given to climate change and potential pathogens.

8 Conclusions

- 8.1 The site at 120 Archway Road, London, N6 5BH is to be redeveloped with the demolition and redevelopment of a semi-attached block of flats.
- 8.2 The development will result in a loss of building and other developed land.

ECOLOGICAL CONSTRAINTS

- 8.3 Development proposals must have regard for protected species identified as potentially occurring on, or near to, 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.
- 8.4 Further mitigation measures have been outlined within the report to ensure that protected species are not impacted by the development. Ecological Clerk of Works (ECoW) supervision will be required throughout the construction phase to ensure that the recommended mitigation measures are implemented appropriately.

MITIGATION STRATEGIES

- 8.5 A tool box talk should be given to all relevant personal by a suitable qualified ecologist before any works commence on-site to outline ecological constraints and the required mitigation measures.
- 8.6 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity.
- 8.7 Vegetation removal must be undertaken using hand tools. Cut vegetative materials should be checked and removed from site immediately.
- 8.8 Any trenches or other excavations left open overnight should be well covered to deter Badgers from entering. If this is not possible, any trenches or other excavations left open overnight should either be provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly above), to allow any wildlife that falls in to escape.

- 8.9 Any necessary excavation of animal burrows should be done carefully to avoid unnecessary suffering (such as crushing or asphyxiation).
- 8.10 During hibernation season (October to March), piles of leaf litter and logs should be retained to ensure hibernating hedgehogs are not harmed. If removal is unavoidable, the piles must be carefully checked before burning.
- 8.11 Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
- 8.12 Any newly built boundary features should incorporate 'wildlife gaps' (comprising a 13x13cm gap at the base of the feature), to allow wildlife to pass through.
- 8.13 A new bat roost should be created on-site to promote the area to local bat species. It is recommended that the roost be suitable for crevice dwelling species which are most likely to utilise the existing structures. Where possible, bat roosts should be incorporated into the proposed built footprint to ensure that permanent features are created.

BIODIVERSITY NET GAIN

- 8.14 The project is to be used as an opportunity for biodiversity net gain by creating new opportunities for wildlife. New habitat creation is to be implemented on-site and should be included within the final project design.
- 8.15 A BNG assessment has been carried out using the plans provided to us and completed using the statutory metric. The site as existing consists of developed land and vegetated garden. 6m² of vegetated garden is to be created resulting in a 15.80% net gain which could be secured on planning consent through a LEMP.

SUMMARY

- 8.16 Subject to the implementation of the recommended mitigation measures, the proposed development is unlikely to have a significant ecological impact.

9 References and Bibliography

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Max Shaw
Ecological Consultant

Max Shaw



Prepared by: Max Shaw BSc QCIEEM
Checked by: Matt Harmsworth BSc

Appendix 1: Site Location and Assessment Boundary

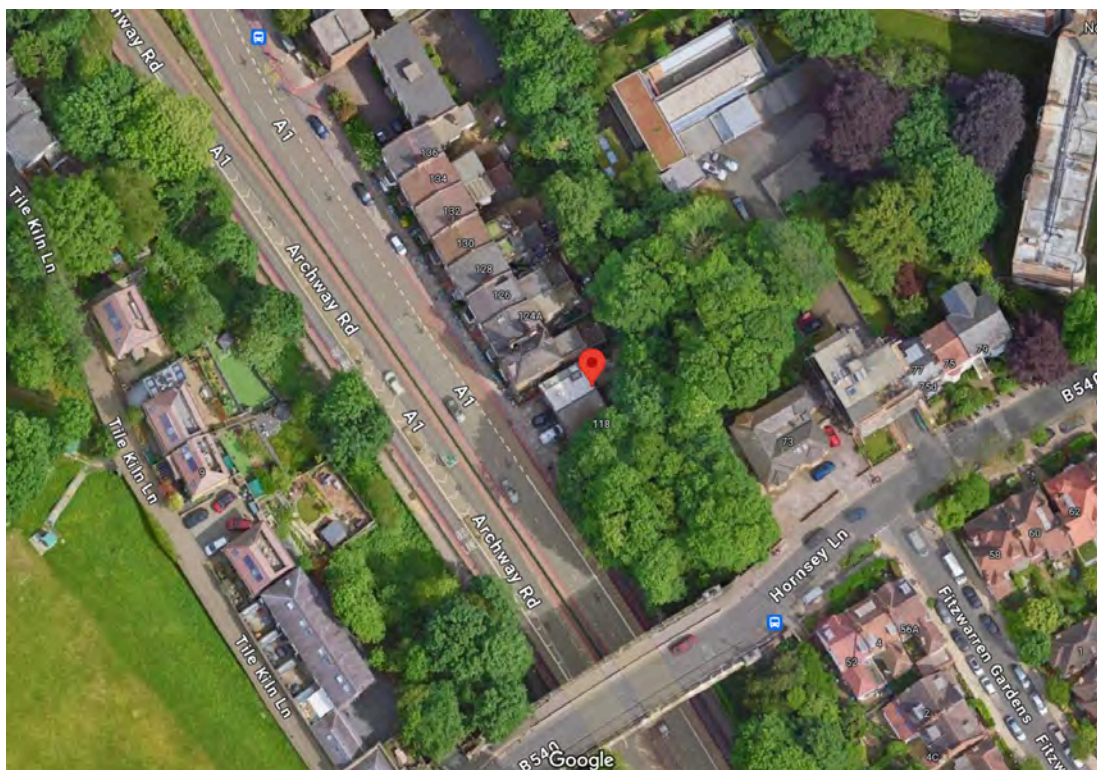


Figure A1.1: Extract from Google Maps showing the site location. (Google, 2024).



Figure A1.2: Extract from DEFRA MAGIC showing the assessment boundary. (MAGIC, 2024)

Appendix 2: Desktop Study

*Data from DEFRA.

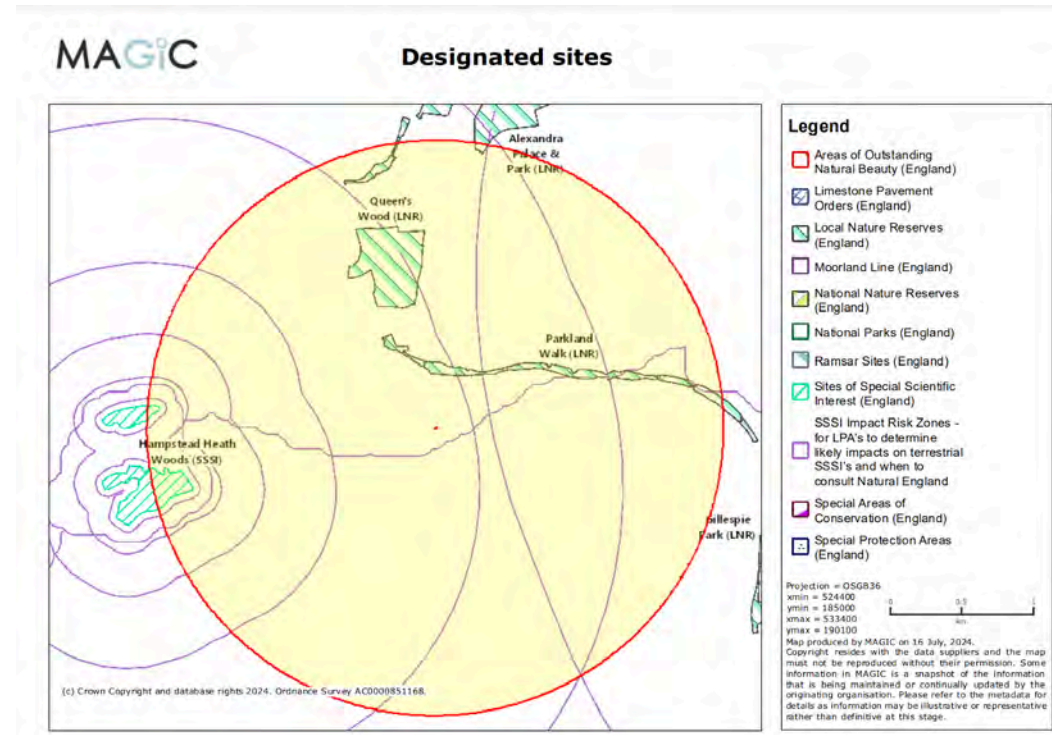


Figure A2.1: Location of Designated Sites situated within a 2km search radius of the site.

*Data from DEFRA.

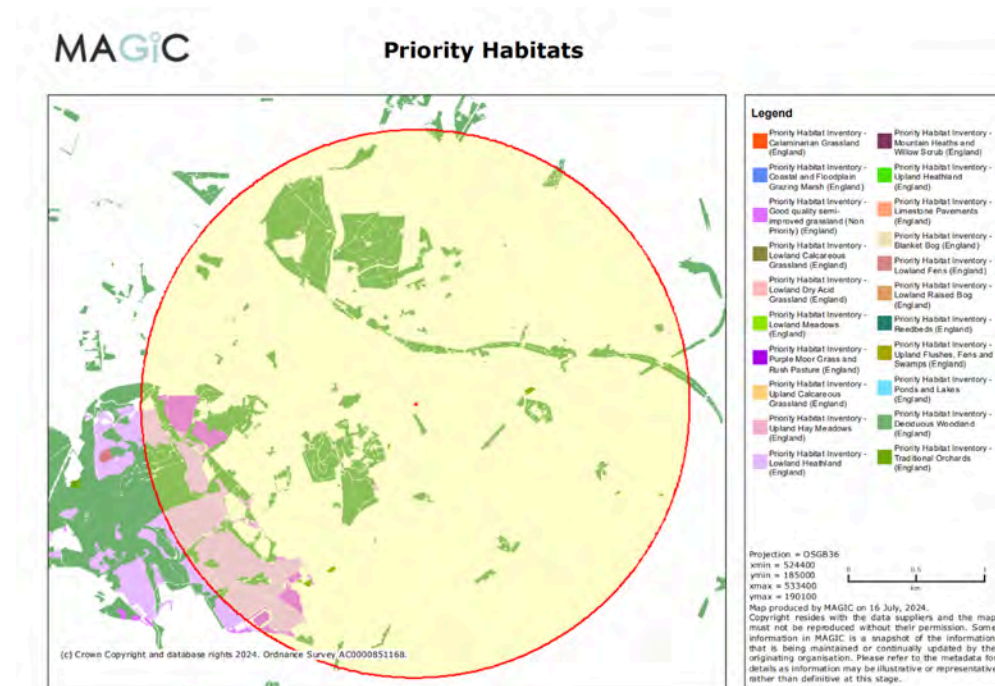


Figure A2.2: Priority habitats formerly mapped within a 2km search radius of the site..

*Data from Bing Maps

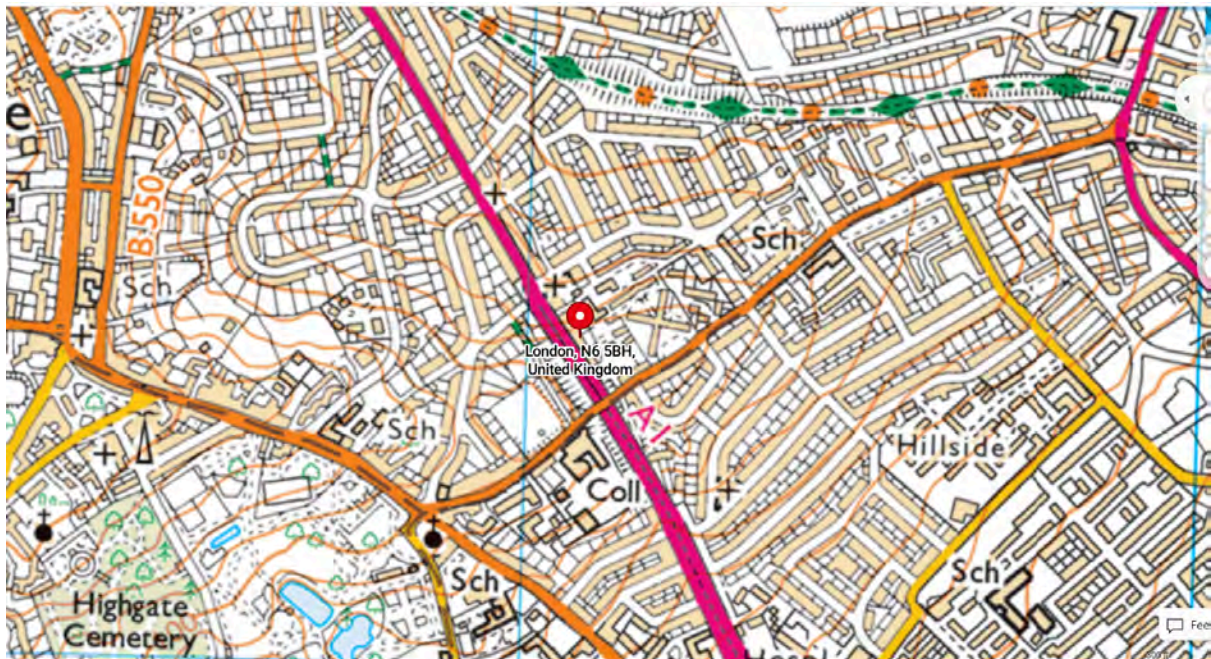
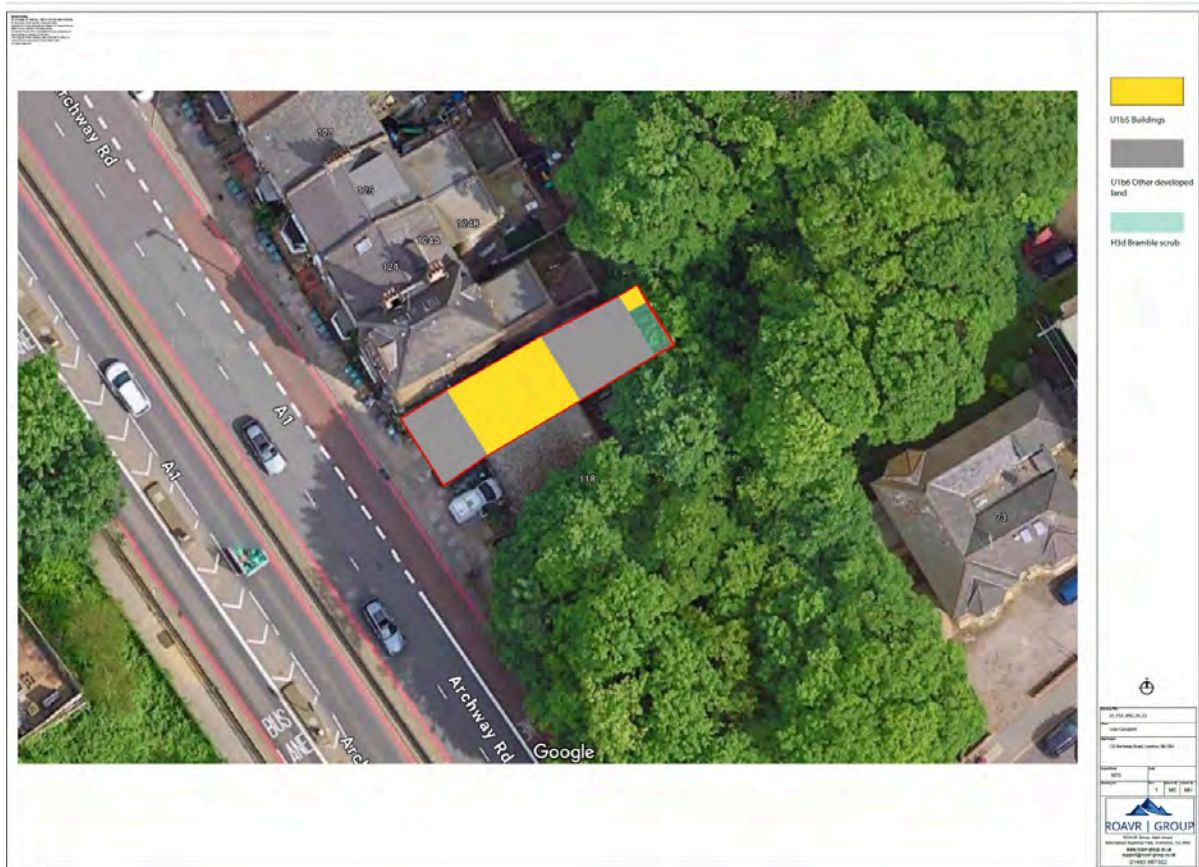


Figure A2.3: Standing water bodies formerly mapped within a 500m search radius of the site.

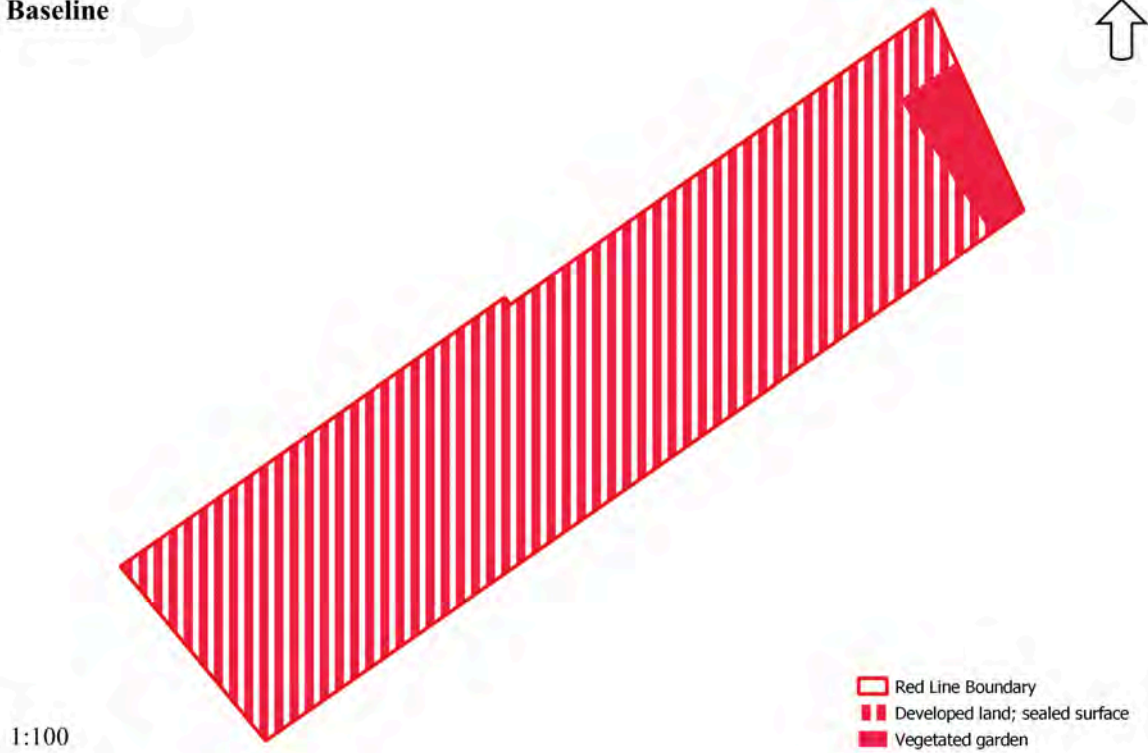
Appendix 3: Site Maps



A3.1 The Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020).

A3.2 Baseline and Proposed BNG Plans.

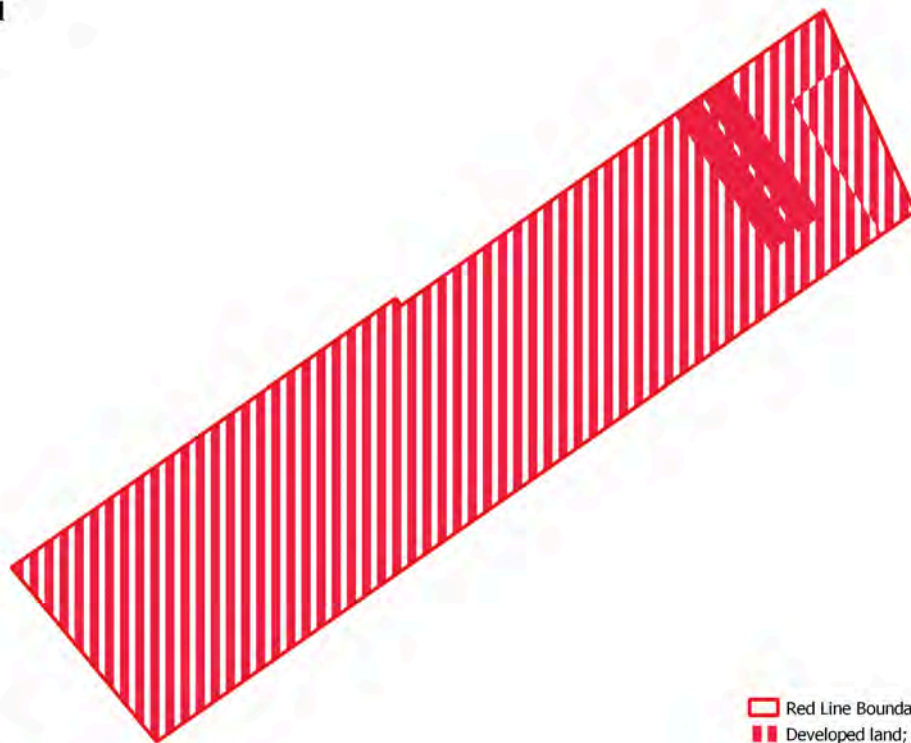
Baseline



Proposal



1:100



-  Red Line Boundary
-  Developed land; sealed surface
-  Vegetated garden