

NETWORK BUILDING

Condition 15

Landscaping, Biodiversity & Sustainable Maintenance

06 09 23

FFLO

contact james@fflo.co.uk 01892512669

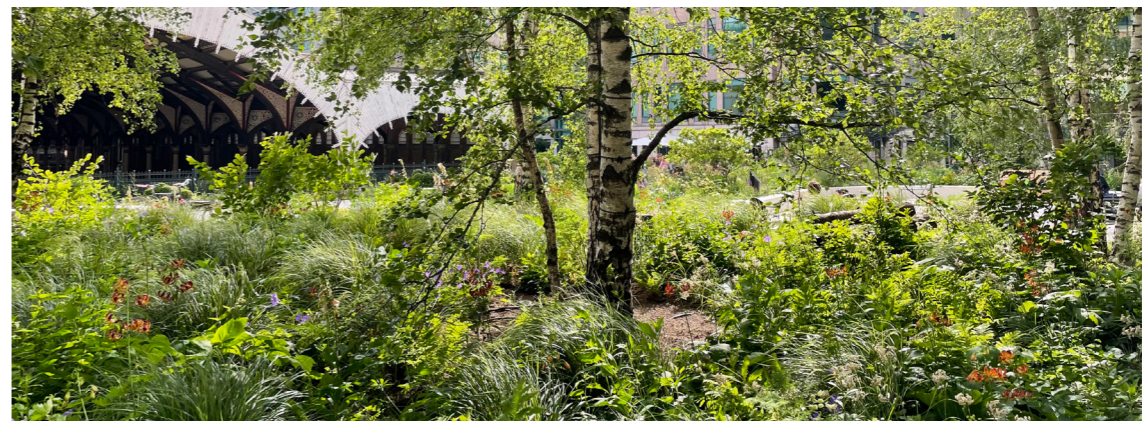
CONTEXT FOR THIS REPORT

This report has been prepared by FFLO to provide the details required by Condition 15 of the outline planning permission for the Network Building (LPA ref. 2020/5624/P).

FFLO landscape architects were appointed by Derwent in June 2021 to assist Piercy and Company in the landscaping of the roof terraces at level eight and nine of the building and the street scape at level zero. The design of the planting in the streetscape is now being handled directly by Camden Council. The level eight roof terrace has since been found not to be a suitable environment for a green roof. This report deals with planting proposals for the level nine roof terrace.

We were appointed for the project on account of our work with DSDHA on the design of the soft landscaping and planting at Exchange Square Broadgate (the City of London's biggest, greenest roof terrace), which had led to a number of successful collaborations with Piercy and Company including the roof terrace of Exchange House Broadgate. The clients asked us to take a similar naturalistic approach to the planting of the roof terrace of the network building, encouraging biodiversity, requiring little irrigation.

This report which includes detailed drawings, sections, planting schedules and plans. These drawings support the UGF calculation, as stated on the corresponding UGF drawing and demonstrate compliance with condition 15 of the application, reference 2020/5624/P



our planting and soft landscape design, Exchange Square Broadgate

PLANNING DRAWINGS/CONDITIONS

As previously noted, this application is to secure the discharge of condition 15 linked to the Outline Planning Permission for the Network Building (LPA ref. 2020/5624/P). Condition 15 states:

Full details of hard and soft landscaping, including a detailed strategy for sustainable maintenance, shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.

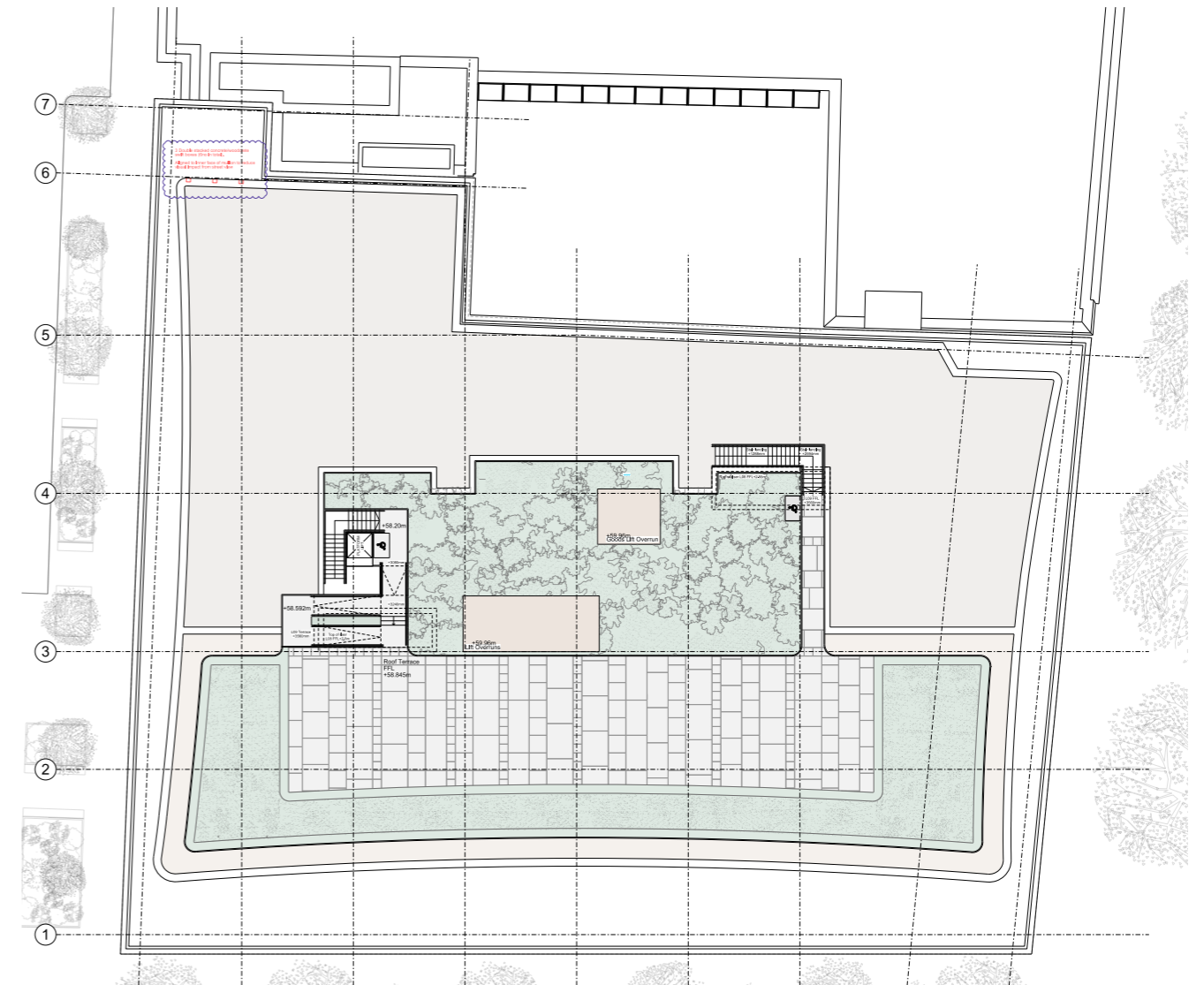
The details shall identify how the development responds to the Urban Green Factor target of 0.3, and incorporates the recommendations of the Preliminary Ecological Appraisal (Issue 2.0 10/11/20 by The Ecology Consultancy) including:

- a. Wildlife planting to include native species and/or species of recognised wildlife value;*
- b. Use of good horticultural practice including use of peat-free composts, mulches and soil conditioners;*
- c. A prairie style of border planting for areas of planting beds to enhance the site for birds and bats;*
- d. Installation of bird boxes for declining species such as house sparrow and starling; and*
- e. Use of bespoke invertebrate habitats.*

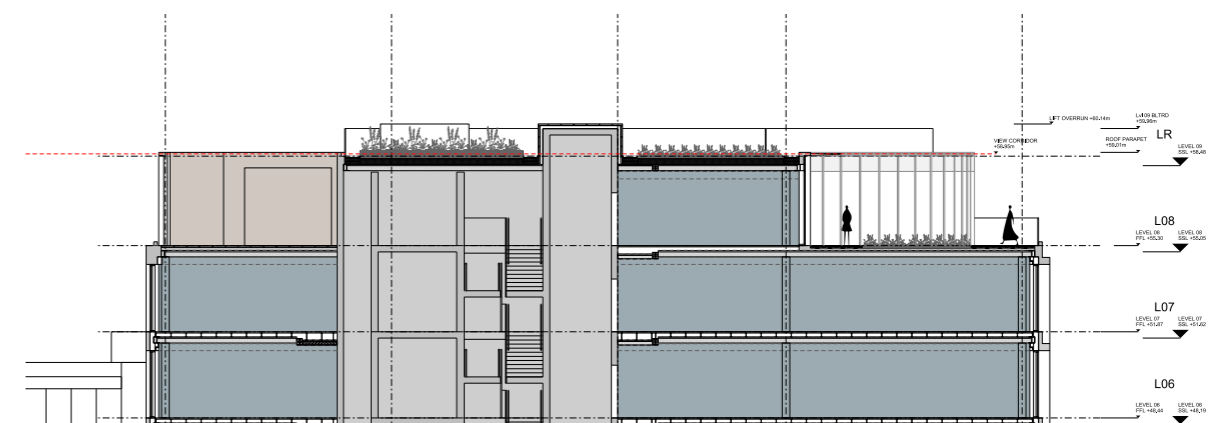
The initial planning submission (LPA ref. 2020/5624/P) proposed a roof terrace which was divided into two areas of planting, shallower on the main terrace and deeper around the lift shafts.

Following detailed design development, a Non-Material Amendment was submitted to the London Borough of Camden in April 2023 and approved on the 8th June 2023 to amend the living roof (LPA ref. 2023/1523/P).

The following document breaks down each part of this condition in order.

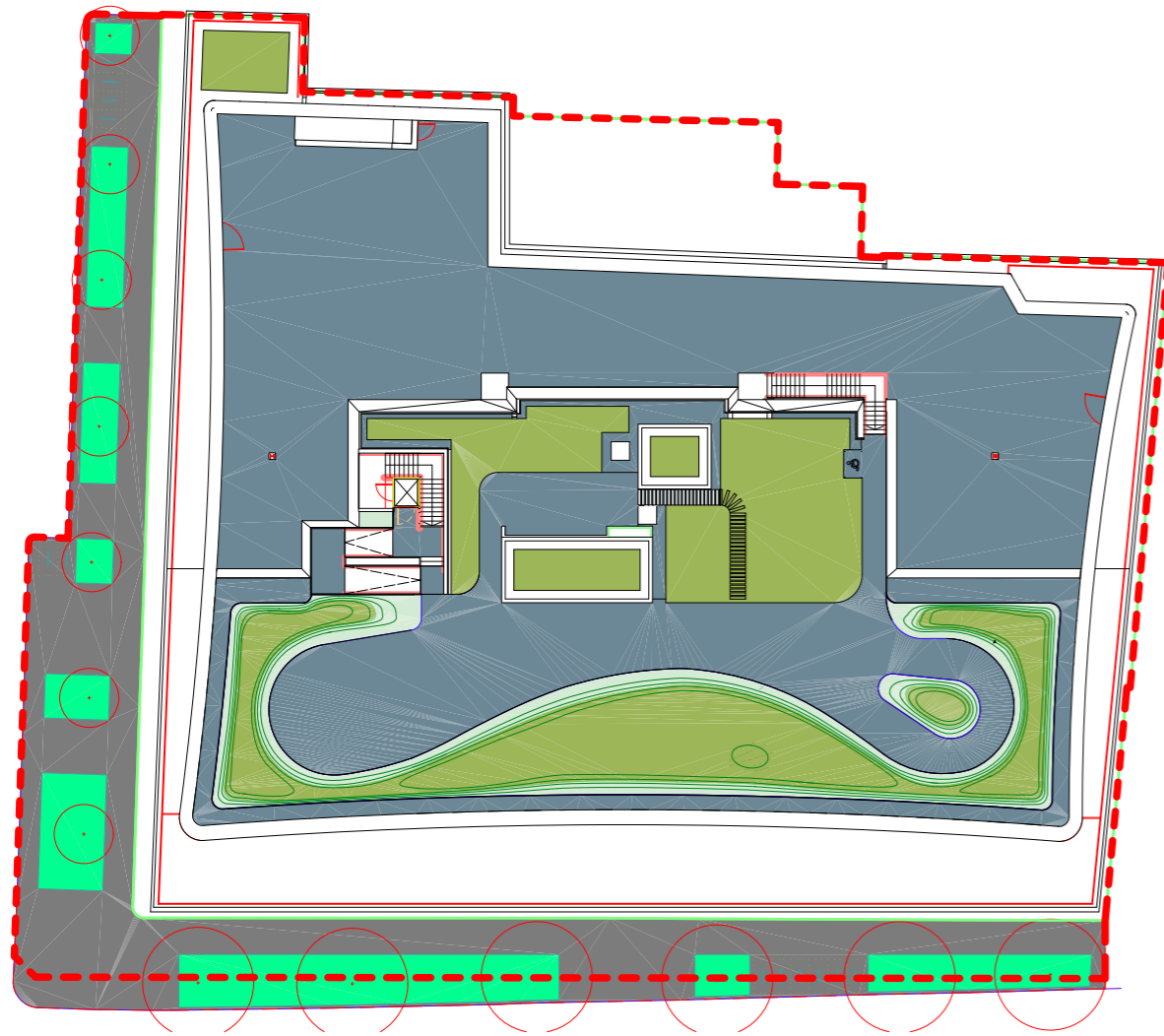


L09 planting layout as shown in approved planning documents



Piercy and Company plan and section submitted for planning

Condition: The details shall identify how the development responds to the Urban Green Factor target of 0.3



* Assumed that trees are of the same species as existing trees (*Acer campestre*, *platanus x hispanica* and *Pyrus calleryana* 'Chanticleer').

Rooftop and Street Plan 1:200 @A1

The development now has a UGF score of 0.32. Thereby meeting the UGF target of 0.3, as stipulated within condition 15.

The UGF score includes the rain gardens at street level which are being designed and delivered by the Camden Council's term contractors. Further supporting detail of the planting types for this area is therefore unavailable. Otherwise we have supplied full planting plans with this submission that correlate with the UGF spreadsheet and calculation shown.

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	336.9	269.52	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8		0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	98.2	68.74	
Flower-rich perennial planting.	0.7		0	
Rain gardens and other vegetated sustainable drainage elements.	0.7	153.6	107.52	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	506.58	303.948	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	931.7	93.17	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			842.898	
Total site area (m²)				2617
Urban Greening Factor				0.322085594

UGF = 0.32

Rev Date
A 01/09/23 UGF boundary added

Network Building Urban Greening Factor (UGF) Calculation

Project No. 192.02 A

Scale as shown @ A1 Date 30/11/2022

FFLO Landscape

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Condition 15, Part A: Wildlife planting to include native species and/or species of recognised wildlife value

The below list of plants have been extracted from our planting schedules to show the native species and/or species of recognised wildlife value. These plants are extracted from the full planting schedule and plans which are also included for information at the end of this document. We have worked with the project ecologist Temple Group to develop this list which will work in partnership with the broader planting scheme as described in their letter to the right.

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3rd floor, The Clove Building,
4 Maguire Street, London,
SE1 2NQ

Jelena Lukasenka

Project Manager
Blackburn Ltd
No 1. Clink Street
London
SE1 9DG

Date: 16/12/2022

To whom it may concern,

This letter has been written in support of the revised planning application for the proposed development at 95-100 Tottenham Court Road, London Borough of Camden.

Temple are the ecological consultants working on the project, having prepared a Preliminary Ecological Appraisal of the Site in 2021 and providing ongoing input into the proposals.

The updated scheme is considered to be an improvement as compared to the scheme originally submitted to planning. Green roof areas have been consolidated onto Level 9, providing a larger single area of habitat of benefit to biodiversity. The low value sedum green roof has been replaced, and an ecologist has now worked collaboratively with the landscape architect to optimise the roof level planting scheme. Rather than a standard green roof specification, a bespoke design has been created to optimise for biodiversity, as well as providing an improved aesthetic quality.

The planting has been designed to provide complexity, a variety of habitat niches, and a species palette that flowers throughout the year. Ecological enhancements such as varying substrate depths, dead wood, and rainwater pools have also been added.

Sincerely,



Andrew Lewis
Senior Ecologist

PLANT SPECIES OF VALUE TO WILDLIFE

- Species from the RHS plants for pollinators lists
- Native species

- Euphorbia Blue Haze
- Euphorbia mysinites
- Armeria pseudarmeria Ballerina Lilac
- Scabiosa barocca
- Centaurea montana
- Origanum majorana
- Eryngium planum Blue Glitter
- Thymus serpyllum 'Minor'
- Allium cristophii
- Euphorbia rigida
- Sedum Autumn Joy
- Lavandula augustifolia Hidcote
- Stachys byzantina
- Phlomis tuberosa Amazone
- Calamintha nepeta
- Verbascum phoeniceum Violetta
- Salvia officianalis
- Aster frikartii Jungfrau
- Crocus Firefly
- Crocus Cream Beauty
- Rosmarinus
- Monarda Balmy Purple
- Achillea millefolium
- Potentilla fruticosa Abbotswood
- Euphorbia martinii Ascot Rainbow
- Scabiosa columbaria Moon Dance
- Eryngium bougatii Picos Blue
- Verbena bonariensis
- Salvia 'Allen Chickering'
- Salvia nemerosa Ostfriesland
- Galanthus nivalis
- Anemone blanda
- Aster frikartii Jungfrau
- Deschampsia cespitosa
- Allium schoenaprasum
- Erigeron karvinskianus
- Colchium agrippinum
- Aquilegia vulgaris Lime Sorbet
- Crocus hadriaticus
- Briza media
- Euphorbia cyparissus Fens Ruby
- Silene uniflora
- Thymus serpyllum 'Minor'
- Leucanthemum vulgare
- Echium vulgare

temple

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templegroup.co.uk 4 Maguire Street, London, enquiries@templegroup.co.uk VAT number: 683 3138 28
SE1 2NQ Registered in England

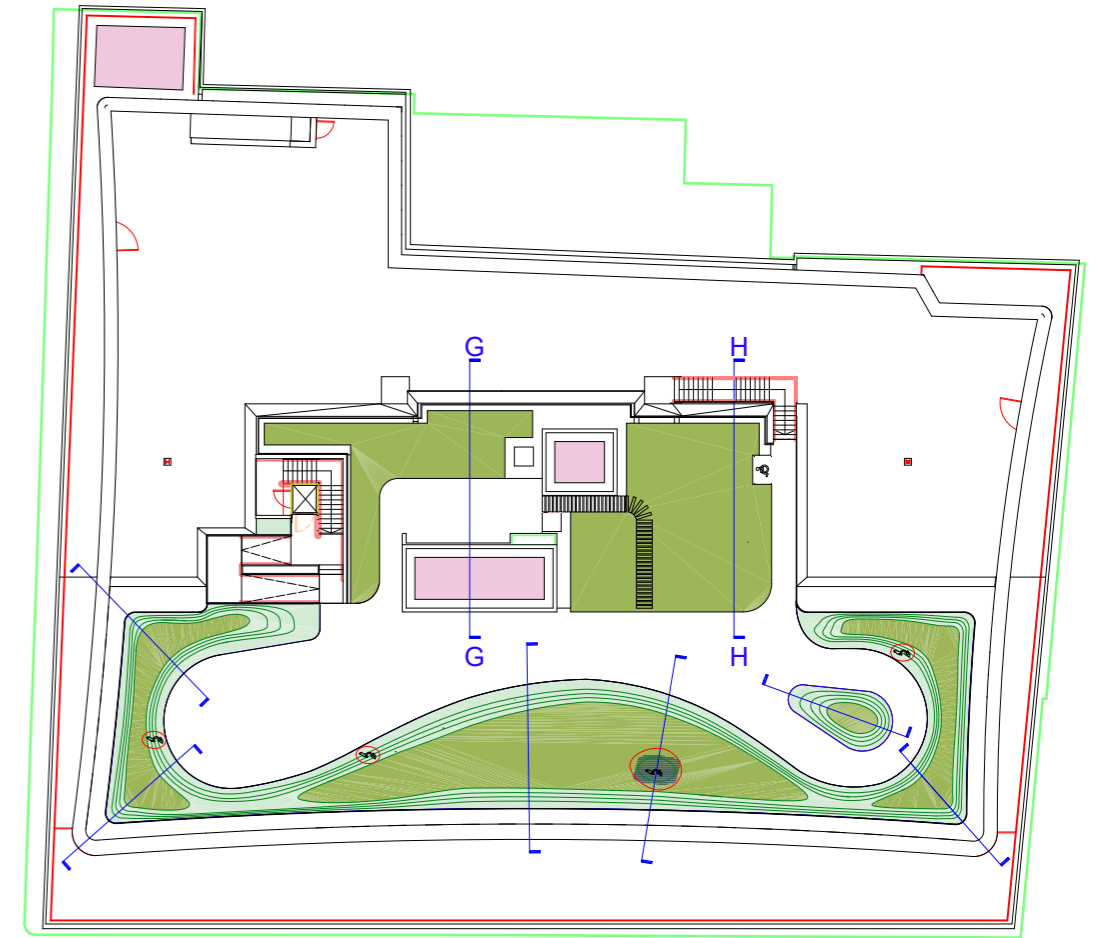
Condition 15, Part B: Use of good horticultural practice including use of peat-free composts, mulches and soil conditioners;

The substrate used on the project is Bauder intensive green roof medium. This is a proven substrate for the healthy establishment of green roof planting. It is formed from a mixture of recycled rubble and compost formed from organic waste. It is free from peat.

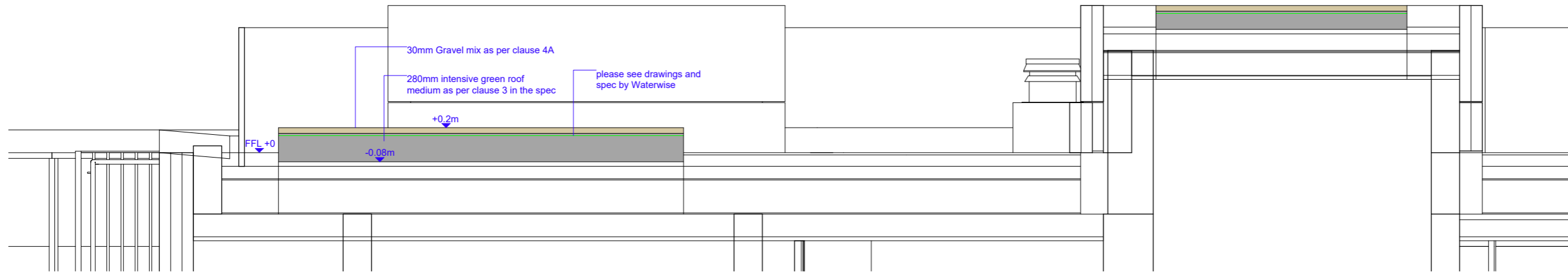
The proposed mulch layer is a gravel mulch mixture of limestone from Dorset and with buff pumice horticultural gravel. Both are natural materials. We are specifying a gravel mulch for its better ability to maintain moisture levels in the soil below, combined with a lower likelihood of blowing in the wind on this exposed site.



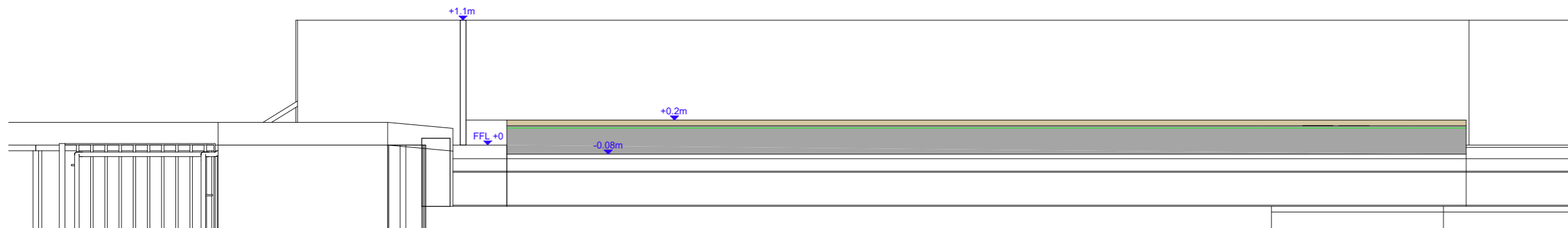
limestone/pumice gravels



Roof Plan 1:200@A1



Section GG 1:20@A1



Section HH 1:20@A1

**Network Building
Rooftop Landform Sections**

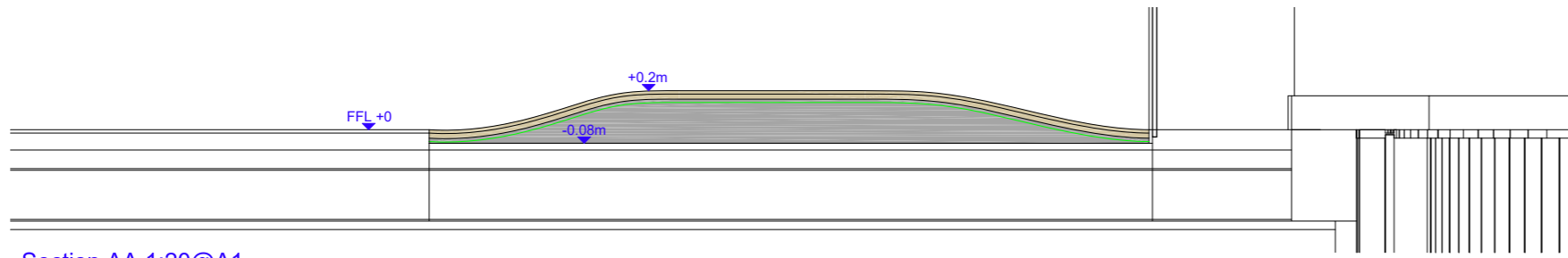
Project No. 192.03
Scale as shown @ A1 Date 30/11/2022

FFLO Landscape

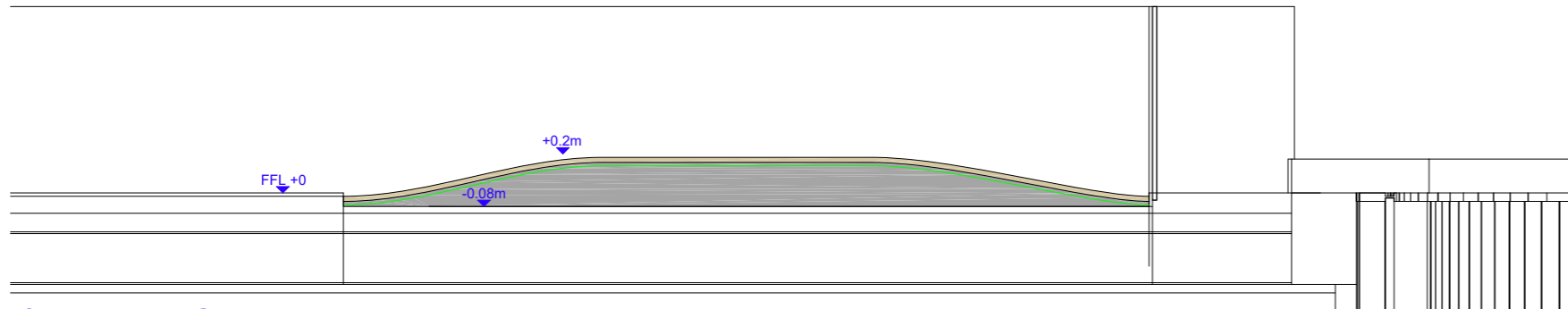
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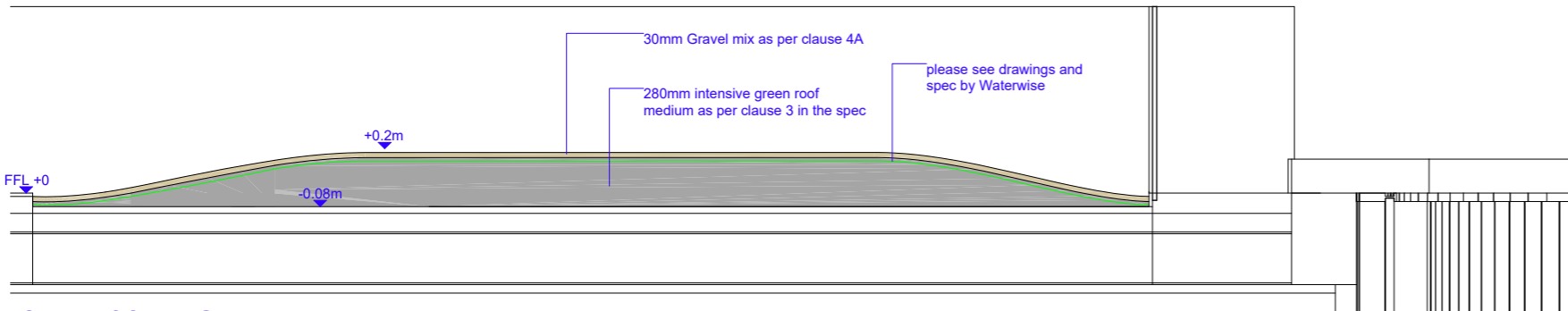
Condition 15, Part B: Use of good horticultural practice including use of peat-free composts, mulches and soil conditioners;



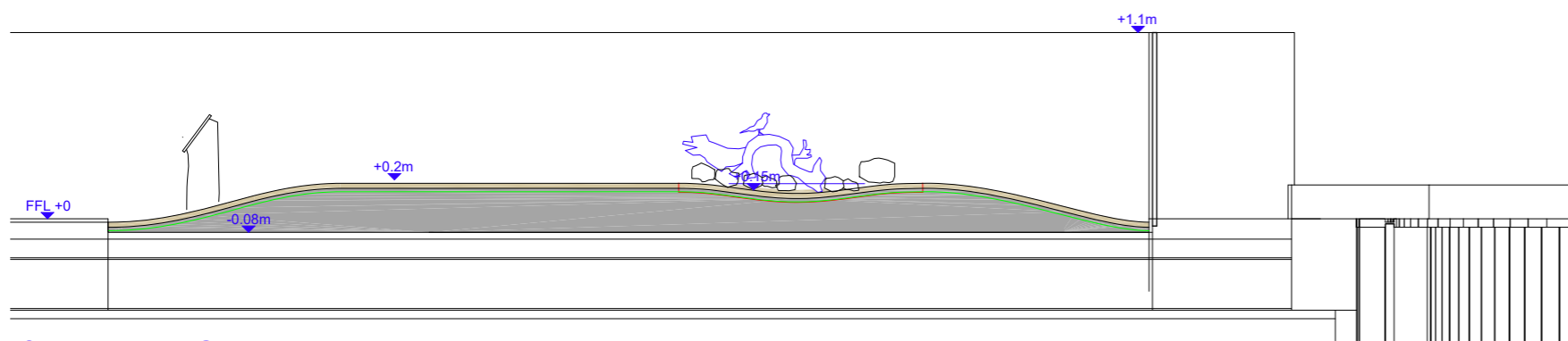
Section AA 1:20@A1



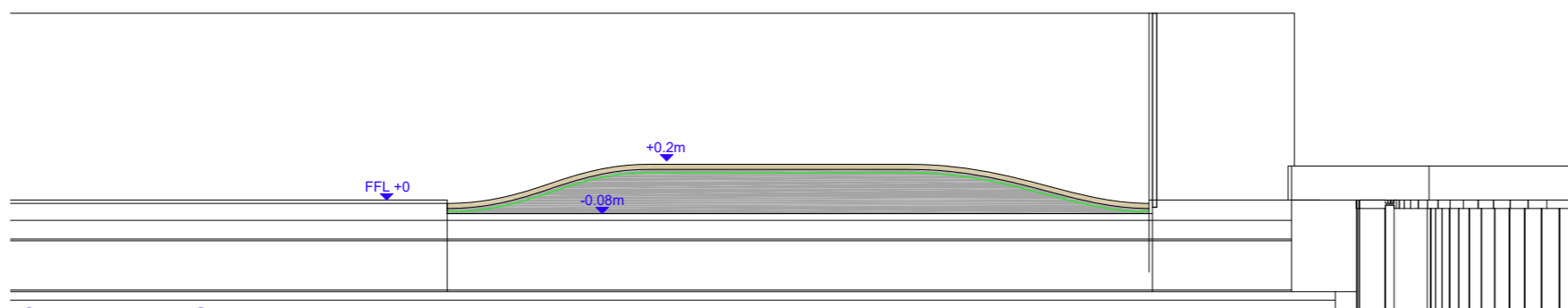
Section BB 1:20@A1



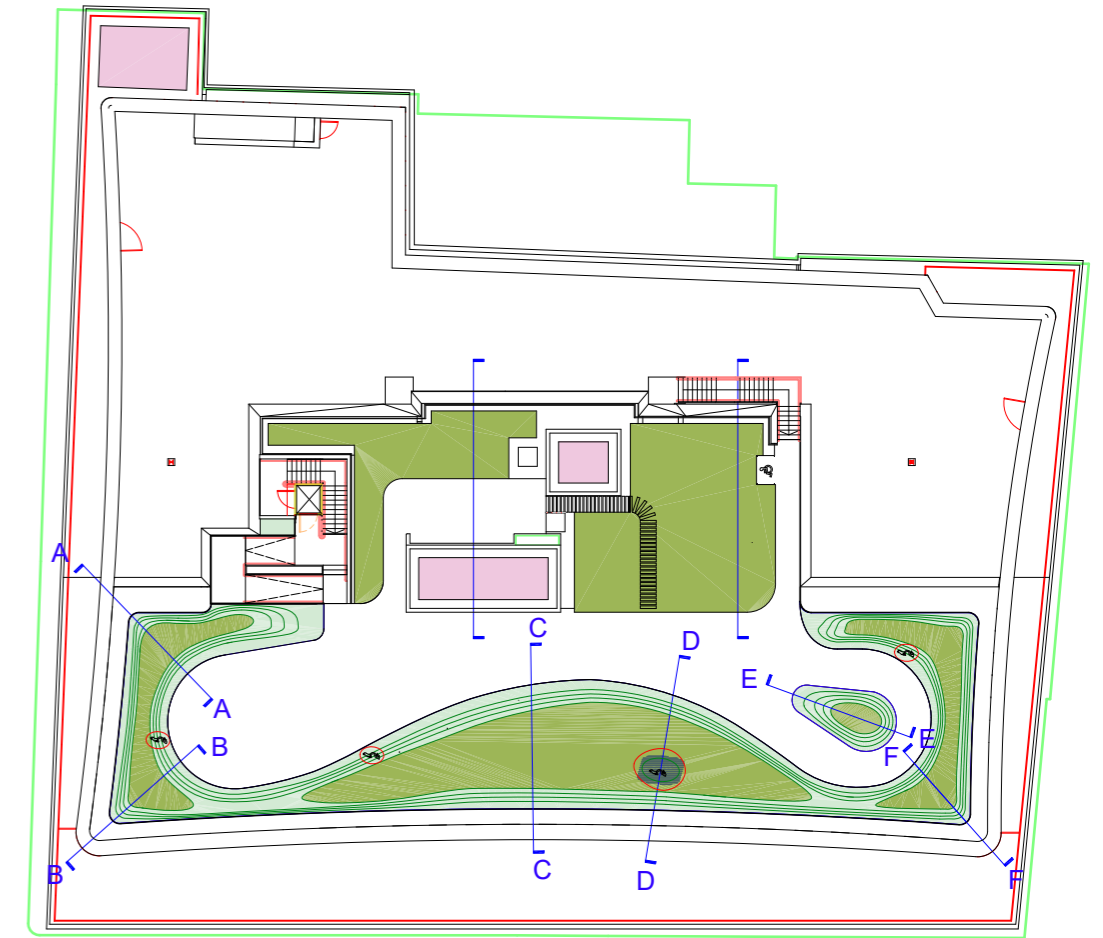
Section CC 1:20@A1



Section DD 1:20@A1



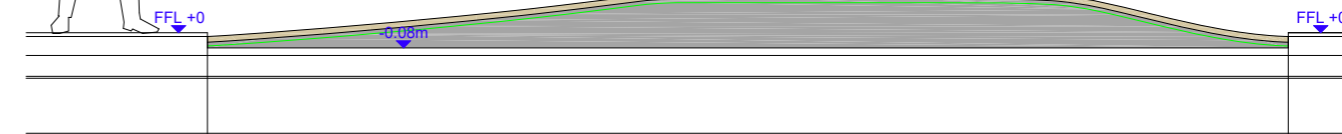
Section FF 1:20@A1



Roof Plan 1:200@A1



Section EE 1:20@A1



**Network Building
Rooftop Landform Sections**

Project No. 192.01

Scale as shown @ A1 Date 30/11/2022

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Condition 15, Part C: A prairie style of border planting for areas of planting beds to enhance the site for birds and bats;

PLANTING CONDITIONS AND PROPOSED PLANTING TYPE

Up here on the roof the soil depths, even in areas of intensive planting, will be comparatively thin (no more than 300mm). Furthermore we will be using light weight growth mediums which have less organic content than standard topsoils.

The site is on the St Paul's viewing corridor, and as a result of this there are no taller buildings anywhere nearby. There will therefore be no shade on the roof which will be fully exposed to the sun at all times. Likewise there is no shelter from the wind.

These conditions suggest that a successful planting scheme would need to be heavily watered, yet we also have a responsibility to ensure that the planting here can survive without heavy water to reduce its overall environmental impact.

We are therefore looking for a planting type that is:

- Tolerant of strong exposure to the sun
- Tolerant of drought
- Tolerant of wind
- Can grow on thin soil

We would add one more criteria to the list which is that the planting should be of a type that can accommodate a mixture of native and non native species, wild flowers, and biodiversity improvements whilst seeming to come together as one cohesive and aesthetically continuous gesture. Ie. A scheme that combines amenity and biodiversity without incongruous patches appearing.

We therefore looked to the gravel garden as a typology upon which to base the matrix of proposed plants. This planting mix and type has already been submitted and agreed to satisfy condition 16 of the application.



Beth Chatto's Gravel Garden

Condition 15, Part C: A prairie style of border planting for areas of planting beds to enhance the site for birds and bats - evidence



PLANS SHOWING THE DIFFERENT PLANTING CONDITIONS & ZONES