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Biodiversity Metric Assessment

University College School, Hampstead

A Report To: Ed Toovey Architects
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Quality Assurance

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15.12.2023	Rev A	Amelia Collins BSc (Hons) (Ecological Consultant)	Paul Roebuck MSc MCIEEM (Regional Manager: South)

Declaration of Compliance

This study has been undertaken in accordance with British Standard 42020:2013 "Biodiversity, Code of Practice for Planning and Development". The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Disclaimer

The contents of this report are the responsibility of Middlemarch Environmental Ltd. It should be noted that, whilst every effort is made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment.

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Executive Summary

Project Background

In November 2023, Ed Toovey Architects commissioned Middlemarch to undertake a Biodiversity Metric Assessment associated with a proposed development at University College School, Frognal, Hampstead in the London Borough of Hampstead.

This assessment is required to inform a planning application associated with the demolition of the Giles Slaughter building, five courts building, and maintenance hut. These will be replaced with a new two-storey building and new tennis courts on the roof of a section of this building. New landscaping will be incorporated including biodiverse and intensive green roofs.

Scope of Appraisal

To fulfil the above brief, the biodiversity calculations used within this assessment were undertaken by Amelia Collins (Ecological Consultant) using 'The Biodiversity Metric 4.0' and associated User Guide and Technical Supplement. The baseline habitat data and condition assessment for the site was taken from the Preliminary Ecological Appraisal (RT-MME-158263-01) carried out by Middlemarch in January 2023.

Conclusions

The BMA identified that the proposed development will result in a net gain of **0.66 BU** (Habitats), and **0.10 BU** (Hedgerows), which is equivalent to a **40.87%** increase of baseline habitat value and a **91.16%** increase of baseline hedgerow value.

These gains compensate for all loss of these features and secures a net gain for biodiversity. This net gain exceeds the 10% net gain in habitat and hedgerow value advocated by the Environment Act 2021. This ensures that the proposed development is compliant with planning policy for habitats and hedgerow features (subject to long-term management.

The proposed development does not currently satisfy the Trading Rules for medium distinctiveness hedgerows; however, the proposed landscaping plans provide an overall increase of 91.16% in hedgerow units.

The projected onsite habitat values given in this report are based on the assumption that an appropriate management plan will be implemented to ensure that the habitats/hedgerows features will be established and maintained to fulfil their intended biodiversity value.

Recommendations

R1: A Landscape and Ecological Management Plan (LEMP) should be produced for all habitats and hedgerow features proposed within the site. The LEMP should set out the appropriate establishment works and management prescription required to achieve and maintain the intended type and condition of each habitat /hedgerow/river and stream feature proposed. The LEMP should cover a minimum period of 30 years and include provisions for monitoring, review, reporting and contingency throughout. The LEMP could be produced as part of a planning condition for the proposed development.

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1. Introduction

1.1 Project Background

In November 2023, Ed Toovey Architects commissioned Middlemarch to undertake a Biodiversity Metric Assessment associated with a proposed development at University College School, Frognal, Hampstead in the London Borough of Hampstead.

The assessment is informed by ecological works carried out at the site in January and October 2023 by Middlemarch. These are:

- Preliminary Ecological Appraisal (RT-MME-158263-01); and,
- Preliminary Bat Roost Assessment (RT-MME-161626-RevA).

In addition, Middlemarch has been commissioned to undertake a Biodiversity Enhancement Strategy and BREEAM Assessment for the proposed development.

1.2 Site Description and Context

Table 1.1 provides a brief summary of the site and its surroundings.

Attribute	Description
Location	University College School, Frognal, Hampstead in the London Borough of Hampstead.
National Grid Reference	TQ 26267 85401
Site Area (ha)	0.9
Topography	The site was set upon two distinct levels, with the western part of the site abutting Frognal being largely flat, and the eastern part of the site being located on significantly higher tiered ground.
Land Cover (on site)	The site is dominated by buildings and hardstanding, with some areas of amenity grassland, shrub, and hedgerow.
Land Cover (site surrounds)	The wider landscape is dominated by residential development with associated gardens. South-west of the site is an area of commercial development. Hampstead Heath is located approximately 660 m north of the site.

Table 1.1: Summary of Site and Surroundings

1.3 Project Scope

The purpose of the Biodiversity Metric Assessment (BMA) is to identify the change in biodiversity value that may result from a change in land use (e.g. development) or management (e.g. biodiversity enhancement) at the site and to establish if a net gain for biodiversity can be achieved. The BMA utilises a biodiversity metric to provide a proxy measure of biodiversity based on habitat attributes, which can then be used to determine the relative change in biodiversity value resulting from any land use or management measures proposed.

It should be noted that the metric is only a proxy for biodiversity using habitat values, and that any proposed enhancements should be designed using appropriate ecological expertise. Existing levels of protection afforded to protected species and to habitats are not changed by use of the

metric and statutory obligations will still need to be satisfied. In addition, the metric cannot account for impacts on, or enhancements to, irreplaceable habitats or protected sites, which will need to be assessed separately.

1.4 Summary of Proposals

The proposed development will comprise demolition of the Giles Slaughter building, five courts building, and maintenance hut. These will be replaced with a new two-storey building and new tennis courts on the roof of a section of this building. New landscaping will be incorporated. This assessment is based on the documentation detailed in Table 1.2.

Document / Drawing Number	Author
External Works – Planting Strategy: P192-PL06-A-UCS200	Staton Cohen Landscape Architecture

Table 1.2: Documentation Provided by Client

2. Methods

2.1 Biodiversity Metric

The biodiversity calculations used within this assessment were undertaken by Amelia Collins (Ecological Consultant) using 'The Biodiversity Metric 4.0' and associated User Guide[1] and Technical Supplement[2]. Sections 2.2 and 2.3 describe the data used for the assessment and the assumptions applied.

2.2. Data Sources

Existing Baseline

The baseline habitat data and condition assessment for the site is taken from the Preliminary Ecological Appraisal (RT-MME-158263-01) carried out by Middlemarch in January 2023. A Phase 1 Habitat Plan showing the extent and location of each habitat recorded on site is included in Section 5 (C158263-01-01).

The Biodiversity Metric 4.0 calculator tool utilises the UK Habitat Classification System (UKHab) as the standard data input for habitats. The Phase 1 Habitat Survey data for the site was subsequently converted for the purposes of the metric calculation using the Phase 1 habitats to UKHab translation feature, included in the Biodiversity Metric 4.0 calculator tool, or using professional opinion.

Each habitat or linear feature recorded within the site is assigned a score for 'Distinctiveness', 'Condition' and 'Strategic Significance'. Table 2.1 below describes how each habitat attribute has been determined for the existing baseline habitats in the metric assessment.

Attribute	Description
Distinctiveness	An automated score based on the type of habitat present and its value to wildlife. Highly diverse habitats such as those listed as Habitats of Principal Importance under the NERC Act (2006) or Annex 1 habitats in the Habitats Directive (1992) score highly in this category, whilst highly modified and low diversity habitats such as arable crops will have low distinctiveness scores.
Condition	A score based on the quality of the habitat parcel against published condition criteria (See RT-MME-158263-01).
Strategic significance	A score based on information set out in local plans or policies. In this instance, a strategic location was defined as an area identified in the Camden Biodiversity Strategy: Creating space for nature in Camden[3].

Table 2.1: Habitat Attributes for Existing Baseline Habitats

The value of each habitat parcel (or linear feature) is presented in terms of habitat (or hedgerow/river) 'biodiversity units' (BU).

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[1] Natural England (2023) *The Biodiversity Metric 4.0 – User Guide*. Natural England Joint Publication JP039. Available http://publications.naturalengland.org.uk/publication/6049804846366720

[2] Natural England (2023) *The Biodiversity Metric 4.0 – User Guide: Technical Annex 1 Condition Sheets and Methodology*. Natural England Joint Publication JP039. Available http://publications.naturalengland.org.uk/publication/6049804846366720

[3] Camden Council (2022). *Camden Biodiversity Strategy: Creating space for nature in Camden*. Available *https://www.camden.gov.uk/documents/20142/0/Creating+Space+for+Nature+In+Camden.pdf/82349245-7002-db68-a7b2-b00a69474fdc?t=1645553207724*

Future Baseline

The future baseline conditions of the site are based on the External Works – Planting Strategy: P192-PL06-A-UCS200. Table 2.2 below describes how each habitat attribute has been determined for the future baseline habitats in the metric assessment.

Attribute	Description
Distinctiveness	An automated score based on professional opinion about the projected habitat type proposed, taking into account the landscaping proposals detailed in the External Works – Planting Strategy: P192-PL06-A-UCS200.
Condition	A target condition score of the proposed habitat parcel based on professional opinion about the outline enhancement and future management proposals.
Strategic significance	A score based on information set out in local plans or policies. In this instance, a strategic location was defined as an area identified in the Camden Biodiversity Strategy: Creating space for nature in Camden.
Time to Target Condition	Time to target condition is automatically assigned in accordance with the Biodiversity Metric Tool 4.0. This multiplier can be adapted manually to reflect situations where a habitat is created in advance or where there is a delay in the project timescales for new habitat creation (e.g. project phasing).
Difficulty of Recreation	An automated value based on the difficulty of creating the target habitat. This value is unchanged from the values generated in Metric 4.0.

Table 2.2: Habitat Attributes for Existing Baseline Habitats

Following the calculation of the existing and future biodiversity value of the site, a calculation of the net biodiversity change is carried out to determine the 'Post-intervention habitat (or hedgerow/river) units', along with a figure for the percentage of net biodiversity impact loss (or gain).

2.3 Constraints and Assumptions

The following constraints and assumptions are applied to this report:

- For the purposes of this report, the term 'Habitat Loss' is applied to proposals that result in a change of habitat type or habitat 'distinctiveness'. This is defined in the Biodiversity Metric even where the new habitat type is created without any physical loss of the previous habitat type (e.g. creation of scrub over grassland). 'Habitat Enhancement' is applied where the habitat type and 'distinctiveness' remains the same, but the 'condition' of the habitat is improved.
- The BMA necessitates an estimation of future baseline values, based on professional opinion, to determine the change in biodiversity value that could occur as a result of the proposals at the site. The assumptions about target habitat types or condition in this report are based on professional opinion about the likely achievable outcomes at the site, based on the proposed planting plans and presumed management resources. All target habitats presume the implementation of a long-term Management Plan to achieve these ends and a recommendation to this effect is given in Section 4.

- The area of any new Urban Trees proposed is calculated using the Street Tree Helper (as described above). For the purposes of this assessment, all new trees proposed are assumed to be small (below 1/3 of their life expectancy).

3. Biodiversity Metric Calculation

3.1 Existing Habitats

The habitats identified during the Preliminary Ecological Appraisal are described in Table 3.1 and their value in biodiversity units (BU) is provided. The current extent of the habitats present is shown in Drawing C158263-01-01 in Section 5. The baseline metric calculations are provided in Appendix 1.

Phase 1 Habitat	UKHab Habitat Equivalent	Area (ha) / Length (km)	Description (distinctiveness, condition, connectivity and strategic significance)	Value (BU)
Area Based Habitats				
Building and Hardstanding	Developed land; sealed surface	0.74	Habitat is automatically classed as being of 'Very Low' distinctiveness. Condition assessment is not applicable to this habitat type. This habitat is not strategically significant.	0.00
Amenity grassland	Modified grassland	0.10	Habitat is automatically classed as being of 'Low' distinctiveness and was assessed as 'Poor' condition. This habitat is not strategically significant.	0.20
Dense scrub	Bramble scrub	0.01	Habitat is automatically classed as being of 'Medium' distinctiveness. Condition assessment is not applicable to this habitat type. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however it is considered locally ecologically desirable.	0.04
Introduced shrub	Introduced shrub	0.07	Habitat is automatically classed as being of 'Low' distinctiveness. Condition assessment is not applicable to this habitat type. This habitat is not strategically significant.	0.14
Scattered tree	Urban tree	0.01*	Habitat is automatically classed as being of 'Medium' distinctiveness and was assessed as 'Moderate' condition. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however it is considered locally ecologically desirable.	0.11
Scattered tree	Urban tree	0.02*	Habitat is automatically classed as being of 'Medium' distinctiveness and was assessed as 'Poor' condition. This habitat is not strategically significant.	0.08

Table 3.1: Summary of Existing Habitats and Linear Features (continues)

Phase 1 Habitat	UKHab Habitat Equivalent	Area (ha) / Length (km)	Description (distinctiveness, condition, connectivity and strategic significance)	Value (BU)
Area Based Habitats				
Scattered tree	Urban tree	0.08*	Habitat is automatically classed as being of 'Medium' distinctiveness and was assessed as 'Good' condition. This habitat is not strategically significant.	1.01
Tall ruderal	Bramble scrub	0.01	Habitat is automatically classed as being of 'Medium' distinctiveness. Condition assessment is not applicable to this habitat type. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however it is considered locally ecologically desirable.	0.04
Total Area (ha)		**1.04**	**Total Habitat Baseline (BU)**	**1.63**
***Total Area excluding trees**		**0.93***		
Hedgerows				
Ornamental hedgerow (H3)	Non-native and ornamental hedgerow	0.004	Habitat is automatically classed as being of 'Very Low' distinctiveness. Condition assessment is automatically assigned 'Poor'. This habitat is not strategically significant.	0.00
Scattered trees (L3)	Line of trees	0.03	Habitat is automatically classed as being of 'Low' distinctiveness and was assessed as 'Poor' condition. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however it is considered locally ecologically desirable.	0.07
Native species rich hedgerow (H4)	Species-rich native hedgerow	0.004	Habitat is automatically classed as being of 'Medium' distinctiveness and was assessed as 'Moderate' condition. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however it is considered locally ecologically desirable.	0.04
Total Length (km)		**0.04**	**Total Hedgerow Baseline (BU)**	**0.11**

Table 3.1 (continued): Summary of Existing Habitats and Linear Features

3.2 Future Baseline and Impacts

Description of the Future Baseline

The future baseline for the purposes of this assessment is set out in External Works – Planting Strategy: P192-PL06-A-UCS200. An adapted version of this map is included in Section 5 showing how each landscaping area has been translated to a habitat type for the purpose of the Biodiversity Metric Assessment.

Impacts

Table 3.2 outlines the potential biodiversity impacts of the proposed development (including area proposed for retention, retained for enhancement, or habitats that are lost).

Phase 1 Habitat	UKHab Habitat	Habitats Retained		Habitat Retained for Enhancement		Habitat Loss	
		Area/ Length (Ha/km)	Value (BU)	Area/ Length (Ha/km)	Value (BU)	Area/ Length (Ha/km)	Value (BU)
Area based habitats							
Building and Hardstanding	Developed land; sealed surface	0.01	0.00	0.00	0.00	-0.73	-0.00
Amenity grassland	Modified grassland	0.02	0.04	0.00	0.00	-0.08	-0.16
Dense scrub	Bramble scrub	0.00	0.00	0.00	0.00	-0.01	-0.04
Introduced shrub	Introduced shrub	0.01	0.02	0.00	0.00	-0.06	-0.12
Scattered tree	Urban tree	0.00	0.00	0.00	0.00	-0.01	-0.11
Scattered tree	Urban tree	0.00	0.00	0.00	0.00	-0.02	-0.08
Scattered tree	Urban tree	0.08	1.01	0.00	0.00	-0.00	-0.00
Tall ruderal	Bramble scrub	0.005	0.02	0.00	0.00	-0.01	-0.02
Total Impact (Area habitats)		**0.12**	**1.09**	**0.00**	**0.00**	**-0.92**	**-0.53**
Hedgerows							
Ornamental hedgerow (H3)	Non-native and ornamental hedgerow	0.00	0.00	0.00	0.00	-0.004	-0.00
Scattered trees (L3)	Line of trees	0.03	0.07	0.00	0.00	-0.00	-0.00
Native species rich hedgerow (H4)	Species-rich native hedgerow	0.00	0.00	0.00	0.00	-0.004	-0.04
Total Impact (Hedgerows)		**0.03**	**0.07**	**0.00**	**0.00**	**-0.01**	**-0.04**

Table 3.2: Summary of Impacts

3.3 Habitat Creation / Enhancement

Table 3.3 below outlines the value of the proposed habitat creation/ enhancements in the development proposals.

Landscape Typology	UKHab Habitat Equivalent	Area (ha) / Length (km)	Description (target distinctiveness, condition, connectivity strategic significance and risk multipliers)	Value (BU)
Habitats				
Building and hardstanding	Developed land: Sealed surface	0.65	Comprises the new area of built development (buildings and hardstanding). The habitat type is automatically assessed as being 'Very low' distinctiveness and due to the limited attributes for biodiversity is not assigned a condition. This habitat is not strategically significant.	0.00
Reinforced grass system	Modified grassland	0.04	Comprises proposed reinforced grass system in parking area. The habitat type is automatically assessed as being 'Low' distinctiveness and assessed in projected 'Poor' condition. This habitat is not strategically significant.	0.08
Woodland groundcover; heath mix; flower-rich perennial planting	Introduced shrub	0.09	Comprises woodland groundcover, heath mix and flower-rich perennial planting. The habitat type is automatically assessed as being 'Low' distinctiveness and due to the limited attributes for biodiversity is not assigned a condition. This habitat is not strategically significant.	0.17
Meadow grass	Other neutral grassland	0.01	Comprises meadow grass area. The habitat type is automatically assessed as being 'Medium' distinctiveness and assessed in projected 'Moderate' condition. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however meadows are a priority habitat and this habitat is considered locally ecologically desirable.	0.07
Heath mix/ Rain garden	Sustainable drainage system	0.01	Comprises rain garden area with heath mix planting. The habitat type is automatically assessed as being 'Low' distinctiveness and assessed in projected 'Moderate' condition. This habitat is not strategically significant.	0.02
Intensive green roof	Intensive green roof	0.03	Comprises intensive green roof areas. The habitat type is automatically assessed as being 'Low' distinctiveness and assessed in projected 'Moderate' condition. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however it is considered locally ecologically desirable.	0.12

Table 3.3: Summary of Habitat Creation and Enhancement Proposals (continues)

Landscape Typology	UKHab Habitat Equivalent	Area (ha) / Length (km)	Description (target distinctiveness, condition, connectivity strategic significance and risk multipliers)	Value (BU)
Habitats				
Biodiverse green roof	Biodiverse green roof	0.04	Comprises biodiverse green roof areas. The habitat type is automatically assessed as being 'Medium' distinctiveness and assessed in projected 'Moderate' condition. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however it is considered locally ecologically desirable.	0.20
Proposed tree	Urban tree	0.12*	Comprises 29 small new trees. The habitat type is automatically assessed as being 'Medium' distinctiveness and assessed in projected 'Moderate' condition. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however it is considered locally ecologically desirable.	0.40
Green wall	Ground based green wall	0.02	Comprises green walls. The habitat type is automatically assessed as being 'Low' distinctiveness and assessed in projected 'Moderate' condition. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however it is considered locally ecologically desirable.	0.05
Informal scrub	Mixed scrub	0.02	Comprises informal scrub area. The habitat type is automatically assessed as being 'Medium' distinctiveness and assessed in projected 'Poor' condition. The extent of this habitat lies outside any strategic area identified in the Camden Biodiversity Strategy however it is considered locally ecologically desirable.	0.08
Total Creation (Area Habitats)		**1.03**	**Total Habitat Baseline (BU)**	**1.20**
***Total Creation Area habitats excluding individual trees**		**0.89***		
Hedgerows				
Formal hedge	Non-native and ornamental hedgerow	0.14	Comprises formal hedge. The habitat type is automatically assessed as being 'Very Low' distinctiveness and assessed in projected 'Poor' condition. This habitat is not strategically significant.	0.14
Total Creation (Length)		**0.14**	**Total Hedgerow Baseline (BU)**	**0.14**

Table 3.3 (Continued): Summary of Habitat Creation and Enhancement Proposals

3.4 Headline Results

Table 3.4 details the headline results. Full details of the biodiversity metric calculations can be found in Appendix 1.

	Habitat Units	Hedgerow Units
On-site baseline	1.63	0.11
On-site post-intervention	2.29	0.20
Total net unit change	0.66	0.10
Total net % change	40.87	91.16

Table 3.4: Biodiversity Metric Assessment – Headline Results

The existing value of the habitats on site is **1.63 BU**.

The proposals (habitat loss, retention, enhancement and creation combined), as based on External Works – Planting Strategy: P192-PL06-A-UCS200, will deliver a net gain of **0.66 units**, a **40.87%** increase of baseline habitat value.

The existing value of the hedgerows on site is **0.11 BU**.

The proposals (habitat loss, retention, enhancement and creation), as based on External Works – Planting Strategy: P192-PL06-A-UCS200, will deliver a net gain of **0.10 BU**, a **91.16%** increase of baseline hedgerow value.

4. Discussion and Recommendations

4.1 Conclusions

Biodiversity Change

Net Gains

The BMA identified that the proposed development will result in a net gain of **0.66 BU** (Habitats), and **0.10 BU** (Hedgerows). These gains compensate for all loss of these features and secures a net gain for biodiversity. This net gain exceeds the 10% net gain in habitat and hedgerow value advocated by the Environment Act 2021. This ensures that the proposed development is compliant with planning policy for habitats and hedgerow features (subject to long-term management) and so therefore no additional recommendations are given.

Trading Rules

To satisfy the Trading Rules within the metric, all habitats are required to be replaced with a 'like for like' or a 'like for better basis'. The proposed development does not currently satisfy the Trading Rules for medium distinctiveness hedgerows; however, the proposed landscaping plans provide an overall increase of 91.16% in hedgerow units.

Landscape and Ecological Management Plan

The projected onsite habitat values given in this report are based on the assumption that an appropriate management plan will be implemented to ensure that the habitats/hedgerows features will be established and maintained to fulfil their intended biodiversity value. Biodiversity Net Gain Principles[4] necessitates that any biodiversity units claimed must be deliverable over a minimum period of 30 years. As such, the recommended management plan must provide long-term management proposals and provide scope for monitoring and reporting, to demonstrate that the intended values will be achieved over a minimum 30-year period. A recommendation to this effect is included in Section 4.2 below.

4.2 Recommendations

R1 A Landscape and Ecological Management Plan (LEMP) should be produced for all habitats and hedgerow features proposed within the site. The LEMP should set out the appropriate establishment works and management prescription required to achieve and maintain the intended type and condition of each habitat /hedgerow/river and stream feature proposed. The LEMP should cover a minimum period of 30 years and include provisions for monitoring, review, reporting and contingency throughout. The LEMP could be produced as part of a planning condition for the proposed development**.**

[4] CIRIA, CIEEM, IEMA (2016) *Biodiversity Net Gain: Good Practice Principles for Development* [Available https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf]

5. Drawings

Drawing C158263-01-01 – Phase 1 Habitat Survey

Drawing C158263-02-01-RevA - Drawing Adaptation of Planting Strategy Proposal for Purposes of the BMA

Legend

- Site boundary
- Scattered scrub
- Scattered tree
- Fence
- Line of trees
- Native species-rich intact hedgerow
- Species-poor intact hedgerow
- Wall
- A — Amenity grassland
- Building
- Dense scrub
- Hardstanding
- Introduced shrub
- Other habitat: allotment
- Standing water
- Tall ruderal
- Target note - Habitat Parcel

Target note

1 Butterfly bush
2 Log pile
3 Bat/ bird boxes, insect hotel
4 Hedgehog house
5 Wendy house
6 Living willow walkway (3 m height)
7 Raised planters
8 Astroturf area (4 m x 4m)
9 Pile of cut buddleia and bramble brash
10 Beehives
11 Spanish bluebell
12 Three cornered garlic
13 Wall cotoneaster
14 Cherry laurel
15 Shipping container
16 Storage/ bin area
17 Holm oak
18 Cotoneaster Franchetti

N

Project: University College School, Hampstead
Drawing: Phase 1 Habitat Map
Client: Ed Toovey Architects
Drawing Number: C158263-01-01
Revision: 00
Scale @ A3: 1:850
Date: February 2023
Approved By: MC
Drawn By: BD

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C158263-01-01

526200
526250
526300
185500
185450
185400
185350
185300
0
15
30 m

Legend

- Application boundary
- Proposed tree
- Existing tree to be lost
- Existing tree to be retained
- Proposed hedgerow
- Proposed climbers
- Hedgerow to be removed
- Retained line of trees
- Proposed wildflower grassland
- Intensive green roof
- Biodiverse green roof
- Flower-rich perennial planting - sun
- Flower-rich perennial planting - shade
- Scrub area
- Heath mix
- Woodland groundcover
- Reinforced grass system
- Retained reinforced grass system
- Retained habitat
- Proposed buildings and hardstanding

N

Project
University College School, Hampstead

Drawing
Biodiversity Metric Assessment Plan

Client
Ed Toovey Architects

Drawing Number	Revision
C158263-02-01	Rev-A
Scale @ A3	Date
1:650	December 2023
Approved By	Drawn By
AC	AW

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Appendix 1

Biodiversity Metric 4.0. Calculation, University College School, Hampstead