Land at 11-12 Ingestre Road
NW5 1UX

Biodiversity Enhancement Strategy
(Condition 22)

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

1.1 The Ecology Partnership was commissioned by Stantec to develop Biodiversity Enhancement Strategy for land at 11 – 12 Ingestre Road, NW5 1UX. Planning permission has been apprvoed (Ref 2018/4449/P) for the demoltion of the existing building on site and the erection of a six storey building plus single storey basement to provide 50 Assisted Living residential units (1 x 1 bed, 41 x 2 bed, 8 x 3 bed), following demolition of the existing building together with associated communal facilities, plant equipment, landscaping and 8 car parking spaces.

1.2 The Ecology Partnership undertook a Preliminary Ecological Appraisal (PEA) of the site and desk top review in September 2017.

1.3 The site shown in context in Figure 1 below, (central grid reference TQ28808576) covers c1800m^2 or c0.18ha of the building and grounds of 11 - 12 Ingestre Road, within the former Ingestre Road Estate, in the northeast of the London Borough of Camden. In the immediate vicinity is a mix of modern (post 1970s) buildings and nineteenth century terraced cottages. Within 100m, the main semi- natural habitats are lines of trees between Burghley Road and Ingrestre Road and on the cuttings of the railway land 50m to the north, which is designated of Borough Importance for nature conservation.

1.4 Planning permission has been granted (2018/4449/P), with a condition pertinent to ecology;

Prior to implementation of the development a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development's location. scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development. in accordance with the requirements of the London Plan and in accordance with policy A3 of the Camden Local Plan.

Figure 1: Approximate location of the red line boundary of the proposed development
Image captured from Google Earth Pro

Purpose and Objectives

1.5 This document is designed to discharge the biodiversity enhancement strategy to ensure that enhancement measures for protected species and habitats is incorporated into the construction methodology. Furthermore, the report reviews he London Borough of Camden's BAP specifically has targets for the built environment:

- To enhance the built environment for biodiversity and improve ecological connectivity within the urban landscape;
- To encourage planners, developers and building owners to design for biodiversity and install features beneficial to wildlife.

1.6 Therefore, the documents main objectives are:

- Review previous reports to identify key considerations of the site;
- Identify species for which enhancements would be appropriate within the design of the site;
- Recommend locations for enhancements within the design.

2.0 Baseline Ecological Review

2.1 Both desk based and a site survey assessment was conducted in 2017. Hampstead Heath Woods is located over 1,8km from the red line boundary, with Belsize Wood Local Nature Reserve located approximately 1.3km. Both designated sites were considered to be of sufficient distance from the redline boundary as to be considered unlikely to be impacted by the proposal.

2.2 A total of 8 SINCs are located within 1km of the red line boundary. These include ones designated for their metropolitan level interest to local interest. The proposals for the site were considered unlikely to impact upon any of these designated sites or their integrity.

2.3 The data search did not identify any reptiles or GCNs within 1km, low numbers of bat records, and other notable species including the house sparrow and hedgehogs. Most records for invertebrates and plant which are considered to be notably, were limited to Hampstead Heath. The full PEA is found in appendix 1 of this report.

2.4 The habitats present on site included the following, and are shown in Figure 2 below;

- Scattered tree(s) – coniferous (A3.2)
- Amenity grassland (J1.2)
- ephemeral/short perennial (J1.3)
- Introduced shrub (J1.4)
- Wall (J2.5)
- Buildings (J3.6)
- Bare ground (J4)
- Other – hard-standing (J5)

2.5 The site is dominated by buildings, concrete or paving. Pockets of vegetation were recorded in raised beds and included species of introduced shrubs. A sunken courtyard present includes an abandon lawn and shrubbery.

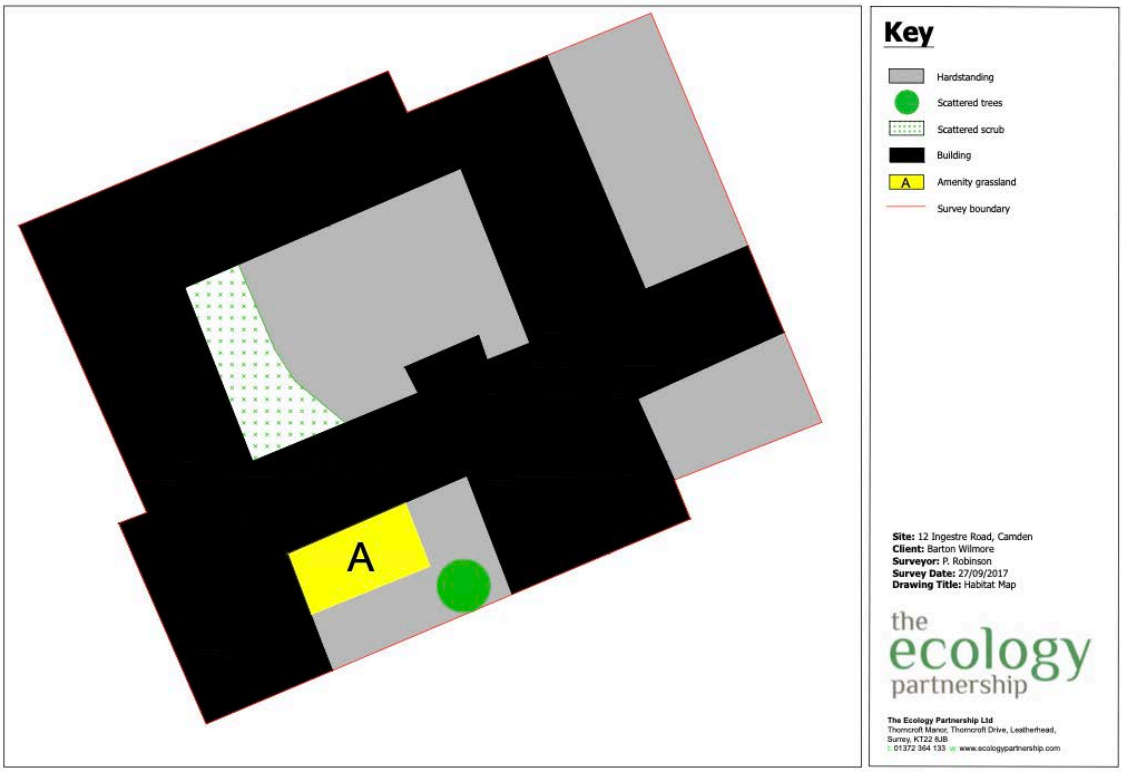

Figure 2: Habitat plan (2017)

2.6 The building on site supported a flat roof and did not support any external features, such as hanging tiles / weatherboarding etc, which are traditionally associated with roosting bats. The trees onsite (around the site_ were considered to lack the majority or the complex growth forms, that are often associated with roosting bats. The habitats on site did not provide any suitable foraging habitat for bats and the site did not form or support features which could be considered associated within a green corridor.

2.7 The habitats on stie were considered unsuitable for supporting protected species. The building has some potential to support nesting birds.

2.8 Enhancement opportunities for the site are considered to be limited due to the nature of the development, however, recommendations for tree planting, use of native species planting, the use of integrated bird boxes and street tree planting were considered suitable for the redevelopment of the site.

3.0 Ecological Enhancements

3.1 Due to the nature and extent of the development, ecological enhancements are restricted to the use of native species planting and integral bird boxes.

3.2 House sparrows have seen considerable decline in the UK. The species is reliant on buildings and new construction methods have meant that the number of sparrow-suitable nest sites has rapidly declines since the 1980s. House sparrows prefer to have multiple nesting chambers clustered close together as they are colonial nesters.

3.3 The ideal position is at least 3m above the ground, facing away from the prevailing wind, facing north or east to prevent the boxes becoming too hot or wet. It can be painted using a non-toxic, permeable paint. Examples of boxes are shown in Figure 3 below.

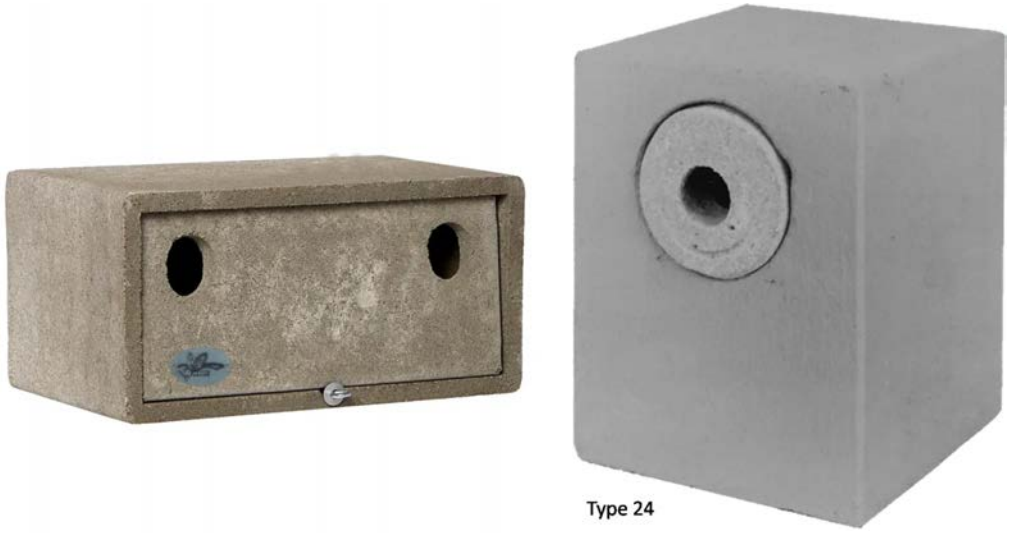

Figure 3: Types of integrated bird boxes for house sparrows

3.4 The approximate location is shown in Figure 4 below, and Figure 5 shows the location of the boxes on the northern aspect. The sparrow boxes are to be located on the northern and eastern aspect of the building. The boxes should be in groups of two boxes together, with further groups of boxes spaced at approximately 2m along the northern and eastern edge of the building. A such a total of approximately 20 boxes will be established.

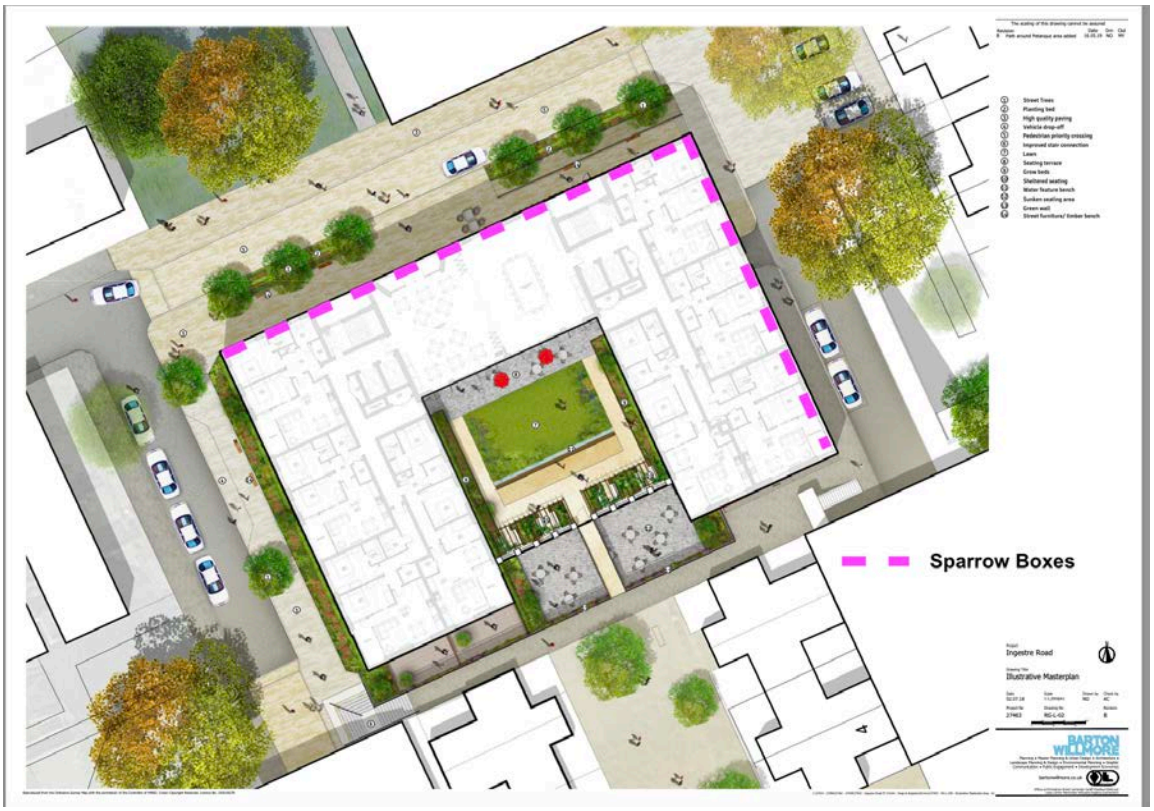

Figure 4: Approximate location of the house sparrow boxes

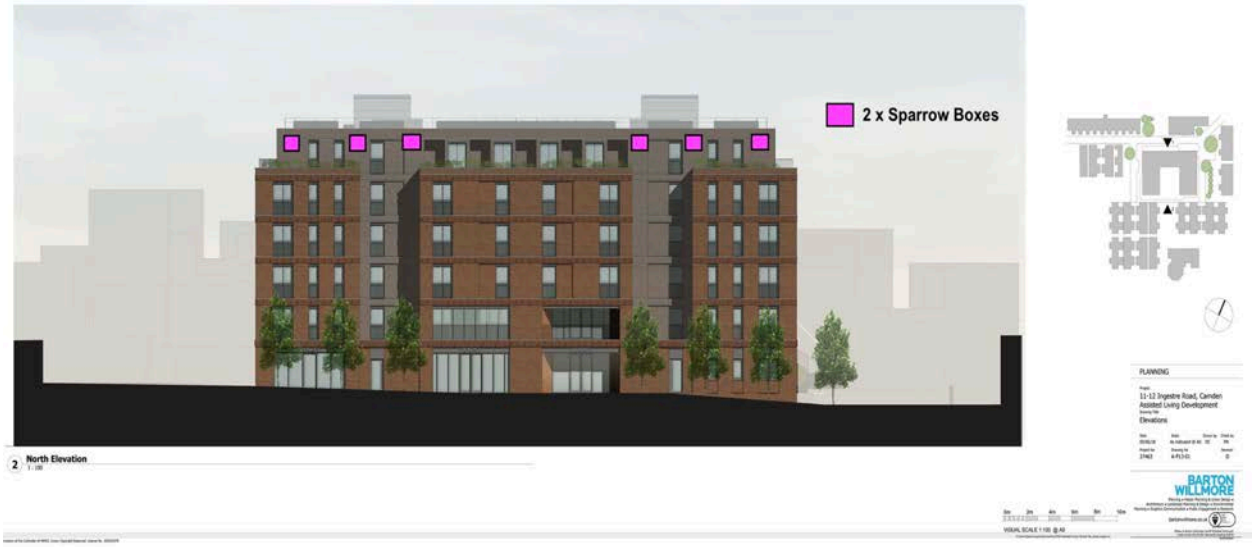

Figure 5: North facing locations of sparrow boxes (total 12 boxes)

Figure 6: East facing locations of sparrow boxes (total 8 boxes)

3.5 Bat boxes are not recommended within the scheme due to the urban nature of the site and the built up nature of the immediate surrounds, and the lighting around the buildings which are already present within the landscape.

3.6 A total of eight heavy standard trees are to be planted along the northern and western edge of the site. These are a mixture of elm and bird cherry located in tree pits. Tree pits will also have under planting with species such dogwood and ivy.

3.7 The lawn will support a mixture of wildflower species tolerant of regular management such as, Emorsgate Seeds Flowering Lawn Mixture EL1 or similar.

- Yarrow (*Achillea millefolium)*
- Kidney Vetch *(Anthyllis vulneraria*)
- Betony *(Betonica officinalis)*
- Common knapweed *(Centurea nigra)*
- Hedge bedstraw *(Galium album)*
- Lady's Bedstraw *(Galium verum*)
- Field scabious *(Knautia arvensis*)
- Rough hawkbit *(Leontodon hispidus)*
- Oxeye daisy *(Leucanthemum vulgare*)
- Birdsfoot trefoil *(Lotus corniculatus)*

- Black medick *(Medicago lupulina)*
- Ribwort plantain *(Plantago lanceolata*)
- Hoary plantain *(Plantago media)*
- Cowslip *(Primula veris*)
- Selfheal *(Prunella vulgaris)*
- Meadow buttercup *(Ranunculus acris*)
- Bulbous buttercup *(Ranunculus bulbosus)*
- White clover *(Trifolium repens)*
- Common bent *(Agrostis capillaris*)
- Crested dogstail *(Cynosurus cristatus*)
- Red fescue *(Festuca rubra*)
- Smaller cat's tail *(Phleum bertolonii*)
- Smooth stalked meadow grass *(Poa pratensis*)

3.8 The sunken garden supports a pergola which will be planted with a range of shrubs, with additional climbing species including ivy and jasmine species, will be planted to grow around the pergola within the sunken garden.

3.9 The green walls along the southern aspect of the site will. Green walls can provide new niches through the creation of an enhanced vertical plane and can provide new habitats of interest for birds and invertebrates. Green walls can provide the combined benefits;

- Reduction of air pollutants;
- Reduce urban temperatures;
- Thermal benefits to buildings;
- Improve sense of well being;
- And increase biodiversity.

3.10 Green wall creation can include the use large scale installations of wire and trellis with planting beds at the base. Plants are established in the ground or in suitable troughs at the base of the wall to be covered. A framework is then attached to the wall for the plants to 'climb-up' to provide the wall with its green covering.

3.11 Species which could be planted include honeysuckle, ivy, and species such as clematis, climbing hydrangea, travellers joy and rose species. The final details of the green wall are to be detailed within condition 14.

3.12 The sunken garden which is to be enhanced for biodiversity through the use of climbing plants and green walls. The use of living wall is in line with London Plan Policies 5.9, 5.10 and 5.11. The greening of this area delivers environmental services for the benefit of the new residents and creates an open space which provides some ecological interest.

4.0 Ongoing Management/Maintenance

4.1 The habitats on site will be managed accordingly under the LEMP as required by condition 7.

4.2 The integral bird boxes do not need any maintenance.

5.0 Conclusions

5.1 The site has been subject to various ecological surveys to ensure that protected species and local wildlife have been considered as part of the scheme.

5.2 Specifications have been provided for the recommended integral sparrow boxes. However, if there is a requirement for changes to be made, consultation with an ecologist should be undertaken to ensure the locations of these remain appropriate.

5.3 It is considered that this report is sufficient to discharge the condition.

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