Biodiversity Enhancement Plan

Tribeca, 2-6 St Pancras Way

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Introduction

Background

Eight Versa was appointed by Ardmore to prepare a Biodiversity Enhancement Plan (BEP) for the proposed development at Tribeca, 2-6 St Pancras Way, London, NW1 0TB (hereon referred to as 'the site).

A full planning application was submitted to Camden Borough Council in 2021 (planning reference: 2021/2671/P) for the demolition of existing building, and redevelopment to provide a mixed use development comprising a 9 storey building (Plot B) with two basement levels, for use as Class E and Drinking Establishment (Sui Generis), a two-storey Pavilion (Plot C4) for Class E and Drinking Establishment (Sui Generis), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision in Plot C2. The planning application was permitted in November 2022 subject to a number of conditions:

Condition 11:
'Prior to the commencement of any above ground works of Plots B and C, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include:

a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
b) details of proposals for the enhancement of biodiversity,
c) an open space management plan,
d) detailed plans, including sections of the tree pits, to include one continuous tree pit for trees adjacent to the canal,
e) details of proposed replacement trees.
f) design and maintenance regime for the biodiverse roofs that will ensure only low nutrient runoff will be discharged to appropriate drainage systems.

The relevant part of the works shall be carried out within the first planting season prior to completion and not be carried out otherwise than in accordance with the details thus approved.
Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A1,D1 and A2 of the Camden Local Plan.'

Condition 29:
'Prior to the commencement of any above ground works of each building of plots B and C, a detailed plan of the biodiverse substrate roofs in the areas indicated on the approved roof plans of the respective building shall be submitted to and approved by the local planning authority. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the biodiverse roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC1, CC2 and CC3 of the Camden Local Plan.'

Condition 40:
'Prior to the commencement of above ground works of Plots B and C, a plan showing details of biodiversity enhancements on the respective buildings and within the open space (including details of bird and bat boxes) appropriate to the development's location, scale and design 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 2017.'

A Landscape and Ecology Management Plan (LEMP)[1] has also been prepared to discharge Conditions 11, 29 and 40.

Site Description

The site is approximately 0.95 hectares (ha) in size and is centred on National Grid Reference TQ 296 837. The site is located within an existing heavily developed area of central London, approximately 475 metres north west of St. Pancras International Railway Station. The site is bounded to the south west by St Pancras Way and to the south east by Granary Street. The north eastern site boundary lies adjacent to the Regent's Canal and associated moorings, whilst the narrow north western boundary is formed by an existing building.

The site itself is dominated by the existing office building. The remainder of the site is dominated by hardstanding, including paved areas associated with St Pancras Way, along with the canal embankment and adjacent gravelled areas, which are largely devoid of vegetation with the only vegetation present in the form of a small number of isolated amenity planted beds and amenity grassland, a small number of trees and sparse colonising weeds associated with the gravelled areas. A site location plan can be found in Appendix A.

Scope of the Report

The purpose of this strategy is to detail the biodiversity enhancements features to be installed on the site and ensure their ongoing maintenance and management in the long term. These features will

[1] Eight Versa (2024) Landscape and Ecology Management Plan. Reference 11157 - Tribeca - LEMP- 2408-30ks

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offer foraging and breeding grounds for a diverse array of protected and notable species, including bats, birds, and invertebrates. Additionally, the built environment will be improved by incorporating breeding sites for bats and birds.

This Biodiversity Enhancement Plan is a reviewable document that should be updated and revised as required. The plan and the management regime should be informed by any on-going works at the site. The plan should also be reviewed to ensure the objectives and prescriptions are in accordance with current wildlife legislation and conservation objectives.

Biodiversity Enhancement Plan

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Aims and Objectives

The aims and objectives of this Biodiversity Enhancement Plan (BEP) and the appropriate management of created habitats and provisions onsite for protected/priority species are detailed below.

The key aims and objectives informing this Biodiversity Enhancement Plan are to:

- Increase biodiversity features and ecological enhancements for protected/priority species such as roosting bats and nesting birds;
- Provide planting of native species or species with a known wildlife benefit to enhance the site for fauna, particularly birds and invertebrates, and provide opportunities on the site which are currently not available;
- Ensure newly created habitats are maintained in order that they establish successfully and provide a biodiverse benefit in the long term;
- Monitor the efficiency of this BEP – planting should be monitored by the management company to ensure planting becomes established. Where planting does not establish successfully, replacement planting may be required.

Local Policy and Local BAP Priorities

Ecological enhancements made within this report are in line with policies set out within the Camden Local Plan[2], Draft New Camden Local Plan[3] and strategies set out within the Biodiversity Action Plan (BAP)[4].

Ecological enhancements set out within this report would make a positive contribution to the aims of the Camden BAP as well as an improvement to the long-term biodiversity of the site.

Management Plan - Roles and Responsibilities for Flora and Fauna Features

Planting will be monitored by the management company to ensure planting becomes established. However, should replacement planting be required, this will be undertaken as per the landscape planting plans.

If recommendations are followed within this report for the addition of native planting on the site, as the plants and habitats mature and become established, it is expected that the ecological value of the site will become increasing beneficial to local fauna, including protected and priority species.

Landscape planting and ecological features will be managed through the implementation of the LEMP which should be read in conjunction within the BEP. The LEMP includes management and maintenance of habitats and ecological features for a minimum of 30 years and remedial actions if habitats fail to establish. The roles and responsibilities for the implementation of the LEMP are clearly set out within the LEMP, which also is a key element of this Plan.

[2] London Borough of Camden (2017) Camden Local Plan. Accessed via: https://www.camden.gov.uk/documents/20142/4820180/Local+Plan.pdf/ce6e992a-91f9-3a60-720c-70290fab78a6
[3] London Borough of Camden (2024) Draft New Camden Local Plan: Regulation 18 Consultation Version. Accessed via: https://www.camden.gov.uk/documents/20142/4820180/Draft+New+Camden+Local+Plan+2024+v1.pdf/415cc7da-c24a-8237-ddc2-5c72045af9d2?t=1706548115256
[4] London Borough of Camden (2013) Camden Biodiversity Action Plan 2013-2018. Accessed via: https://www.camden.gov.uk/documents/20142/2205931/Camden+Biodiversity+action+plan.pdf/ab6c69bc-3769-3719-5481-a7fbc22555ce

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Ecological Enhancements

Ecological enhancements to be incorporated on site include the following:

- Bat boxes
- Bird boxes (to suit a variety of species)
- Ground level and terrace level planting
- Biodiverse/Biosolar Green Roofs
- Tree planting

Further information on each of the above can be found below. All ecological enhancements should be installed as part the manufacturer's instructions.

Bat Boxes

To support local bat populations, four bat boxes to be integrated within the fabric of the buildings, will be installed on site with colour fronts in keeping with the brickwork of the buildings. Bat boxes made from cement or 'woodcrete' (a mixture of wood shavings and cement) will be used, such as Bat Box Brick House[5], Habibat Bat Box 003[6], Habibat Bat Box 001[7] (or similar) as they are likely to be of interest to a wide range of species and typically have longer lifespans than wooden boxes (see Figures 1 and 2). Bat boxes should be located in sheltered spots away from artificial lighting and placed at a height of at least 5 metres from the ground and south-easterly to south westerly facing. Indicative locations have been provided in Appendix A. Bats use dark tree lines or hedgerows for navigation and boxes should therefore be located away from external lighting. Once installed, bat boxes should be left undisturbed.

Bat boxes can also be installed on newly planted trees once they have reached maturity. Suitable bat boxes include Low Profile WoodStone Bat Box[8], 2F Schwegler Bat Box[9] (or similar). The box is best positioned at a height of between 3m to 6m in an open sunny position, facing south, south-east or south-west[10].

Figure 1: Habibat Bat Box 001

Figure 2: Bat Box Brick House

Bird Boxes

To support local bird populations, four swift bricks to be integrated within the fabric of the buildings, will be installed on site with colour fronts in keeping with the brickwork of the buildings. All bird boxes/bricks should be located on a north-westerly to north-easterly aspect, out of direct sunlight offset from windows and doors and beneath an overhang or eaves, where applicable. Integrated boxes/bricks are preferable as these have potentially more stable thermal qualities than boxes attached to the exterior of the new builds.

Recent studies have shown that swift bricks are being used by red-listed species such as house sparrow, black redstart, starling and swift as well as other small bird species, and could be described as a 'universal brick'[11]. This not only increases the chance of them being used but also, provides a cost-effective ecological enhancement for a variety of bird species.

Bird boxes made from cement or 'woodcrete' (a mixture of wood shavings and cement) will be used, such as Swift Brick House[12], Terraced Sparrow Box[13], Swift Box[14] (or similar) (see Figures 3 and 4). The swift bricks should be installed at a height of at least 5-7m, with a 5m drop clear of obstructions to provide clear airspace for high-speed entry and egress. Indicative locations have been provided in Appendix A of this report.

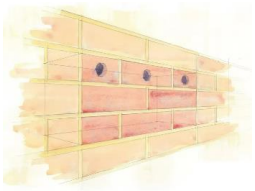

Figure 3: Terraced Sparrow Box

Figure 4: Swift Brick House

[5] https://www.birdbrickhouses.co.uk/products/bat-brick-houses/
[6] https://www.nhbs.com/habibat-bat-box-003-blended-facing
[7] https://www.nhbs.com/habibat-bat-box-staffordshire-smooth-red-brick
[8] https://www.nhbs.com/low-profile-woodstone-bat-box
[9] https://www.nhbs.com/2f-schwegler-bat-box-general-purpose
[10] https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box
[11] Swift Bricks: The 'Universal' Nest Brick – by Dick Newell | CIEEM
[12] https://www.birdbrickhouses.co.uk/products/bird-brick-houses/
[13] https://www.nhbs.com/terraced-sparrow-box-custom-brick-facing
[14] https://www.nhbs.com/swift-box-custom-brick-facing

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Bird boxes can be installed on newly planted trees once they have reached maturity. Suitable bird boxes include Vivara Pro Seville WoodStone Nest Box with 32mm Oval Hole[15], 1B Schwegler Nest Box[16] and Vivara Pro WoodStone Starling Nest Box[17]; other similar specifications would also be acceptable. The boxes should be placed on the trunk at least 3m in height, facing north-east, or east. The boxes will be attached using adjustable straps to take into account annual incremental growth of the tree's stem, and primary and secondary lateral branches[18].

Ground Level and Terrace Level Planting

The site will include areas of ornamental planting, shrubs, grasses and herbaceous perennials, which will boost invertebrate diversity as well as support other wildlife such as bats and birds. A wildflower and grass mix of 80:20 is recommended and should not include vigorous grasses as these will compete with wildflowers for resources. The use of nectar-rich and berry producing plants will attract a wider range of insects, birds and mammals.

Scrub can be an ideal planting style to create air pollution, visual or noise buffers, dense security planting or site boundaries. Where possible, larger shrubs should be under-planted to create greater structure and cover for wildlife. The proposed planting palette provided by Camlins[19][20][21][22] was reviewed and revised to include a higher proportion of native and non-native RHS Pollinator species. The use of block planting of single species should be avoided in favour of a higher diversity of plant types per square metre. Any areas of grassland should be managed with a relaxed mowing scheme to allow the growth of flowering plant species to provide a source of nectar for invertebrates.

Tree Planting

Careful selection of suitable tree species[23][24] can offer a range of ecosystem services, including improving air quality, carbon sequestration, reducing urban heat island effects whilst also supporting biodiversity. Tree proposals should seek to prolong the value to pollinators and wildlife by choosing a variety of species that flower and fruit through the year. Species that are currently being considered include rowan *Sorbus aucuparia,* silver birch *Betula pendula,* hornbeam *Carpinus betulus,* common whitebeam *Sorbus aria, and* small-leaved lime *Tilia cordata*. Where possible, trees should be under-planted to create greater structure and cover for wildlife. These can include perennials and bulbous species of recognised wildlife value such as, red campion *Silene dioica*, primrose *Primula vulgaris*, tufted hair grass *Deschampsia cespitosa*, wood melic *Melica uniflora f. albida*, dog's tooth violet *Erythronium dens-canis* and bluebell *Hyacinthoides non-scripta*.

Biodiverse/Biosolar Green Roof

Areas of biodiverse/biosolar green roofs will be incorporated into the design. The inclusion of green roofs will provide habitat for wildlife as well as enhancing the visual appearance of the roof. The proposed green roofs should use the Bauder Flora 3 seed mix (or similar) that contains a total of 49 species including wild flowers, sedge, grasses and sedum, with 35 species listed on RHS Plants for Pollinators. The green roof should follow UK standards[25] and include additional habitat features such as deadwood and varying substrate depths[26]. This will provide good habitat for a range of insects and birds. Biodiverse roofs would provide additional benefits such as protecting and prolonging the life of the roof membrane, reducing building energy use by insulating the building in winter and keeping it cooler in summer, providing a Sustainable Urban Drainage System (SuDS) function by reducing storm water run-off from the roof, reducing the urban heat island effect and local air/noise pollution.

Integrating a biodiverse roof with photovoltaic (PV) panels to create a biosolar roof would offer additional advantages, such as enhancing the efficiency of PV cells, extending roof lifespan and improving stormwater management. The PV panels should ideally be raised at least approx. 300mm above the substrate at a 15 degree angle. This elevation will allow sufficient space for colonisation of extensive vegetation without obstructing light to the crystalline solar cells, which would otherwise lower the efficiency of the modules. Additionally, this height will allow light and moisture to reach underneath the panels, supporting the plants below[27].

Furthermore, proposals will include blue or blue-green roofs. Blue roofs manage rainwater runoff by reducing discharge rates and can be designed to irrigate landscaping features, such as ground-level planting. These systems can improve water management and thermal regulation whilst also enhancing biodiversity and the aesthetic value of the development.

Roles and Responsibilities

The installation of the integrated bat and bird boxes/bricks will be undertaken during construction of the new buildings. It will be the responsibility of the construction Project Manager and Ardmore to ensure all features are installed in line with this Plan.

Monitoring

The management and maintenance outlined within this Plan, along with the LEMP will continue in perpetuity in line with this report. After five years, a review of this Plan and the LEMP will be undertaken and amended as required in order to continue to deliver the objectives within this Plan.

[15] https://www.nhbs.com/vivara-pro-seville-32mm-oval-woodstone-nest-box
[16] https://www.nhbs.com/1b-schwegler-nest-box?bkfno=174761
[17] https://www.nhbs.com/vivara-pro-woodstone-starling-nest-box
[18] https://www.bto.org/how-you-can-help/providing-birds/putting-nest-boxes-birds/putting-nest-box
[19] Camlins (2024) Tribeca, London: Detailed Arrangement - Planting Plan (1 of 4). Drawing no.: TRI-CLA-ZZ-00-DR-L-0072
[20] Camlins (2024) Tribeca, London: Detailed Arrangement - Planting Plan (2 of 4). Drawing no.: TRI-CLA-ZZ-00-DR-L-0073
[21] Camlins (2024) Tribeca, London: Detailed Arrangement - Planting Plan (3 of 4). Drawing no.: TRI-CLA-ZZ-00-DR-L-0074
[22] Camlins (2024) Tribeca, London: Detailed Arrangement - Planting Plan (4 of 4). Drawing no.: TRI-CLA-ZZ-00-DR-L-0075
[23] https://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_tihl.pdf
[24] http://www.righttrees4cc.org.uk/members/search.aspx
[25] GRO (2023). The GRO Green Roof Code: Green Roof Code of Best Practice for the UK 2023. Groundwork Sheffield, Sheffield.
[26] https://livingroofs.org/introduction-types-green-roof/
[27] https://www.spsroofingltd.co.uk/wp-content/uploads/2020/04/BauderSOLAR-PV-Systems-Bauder.pdf

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The boxes/bricks will be annually monitored for signs of damage, such as missing front, cracks or damage and either a replacement part purchased and installed, or the box/brick replaced. Should any replacement boxes/bricks be required, these will be the same or a close match to the original boxes/bricks installed. Where necessary, advice will be sought from a suitable qualified ecologist, especially if replacement of a box/brick is undertaken between March and September for birds and between May and September for bats.

Upon completion of the initial five years, ongoing management and maintenance of ecological features will be undertaken in perpetuity, as described within this BEP and the LEMP. This document will be reviewed and revised, if necessary, following the initial five-year period, in order for the management prescriptions to be adapted/amended as required to continue to deliver management objectives.

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Validation

Report produced by Kalia Symeonidou:	
Ecologist's Qualifications:	MSc – Ecology and Evolutionary Biology
	BSc – Biological Sciences
Evidence of practicing Ecologist	Eight Versa – Senior Ecology and Biodiversity Net Gain Consultant (April 2024 - present), Senior Ecologist (Temple, 2022 – 2024), Ecologist (Temple, 2020 – 2022), Assistant Ecologist (Temple, 2019 – 2020 & Thomson Environmental Consultants, 2018 – 2019)
Professional Membership	Associate of the Chartered Institute of Ecological and Environmental Management (CIEEM)

Report Validated by Sara Curtis:	
Ecologist's Qualifications:	MSc – Conservation Biology
	BSc – Environmental Science
	Eight Versa – Principal Ecologist and Sustainability Consultant specialising in Ecology (2022 to present date), Senior Ecologist (2018 – 2021), Ecologist (2013 – 2018)
Evidence of practicing Ecologist	Full member of the Chartered Institute of Ecological and Environmental Management (CIEEM)

Validation	
I confirm the information provided in this document is truthful and accurate at the time of completion.	
Suitably Qualified Ecologist	Sara Curtis
Signature of Ecologist	SNC
Date	13/09/2024

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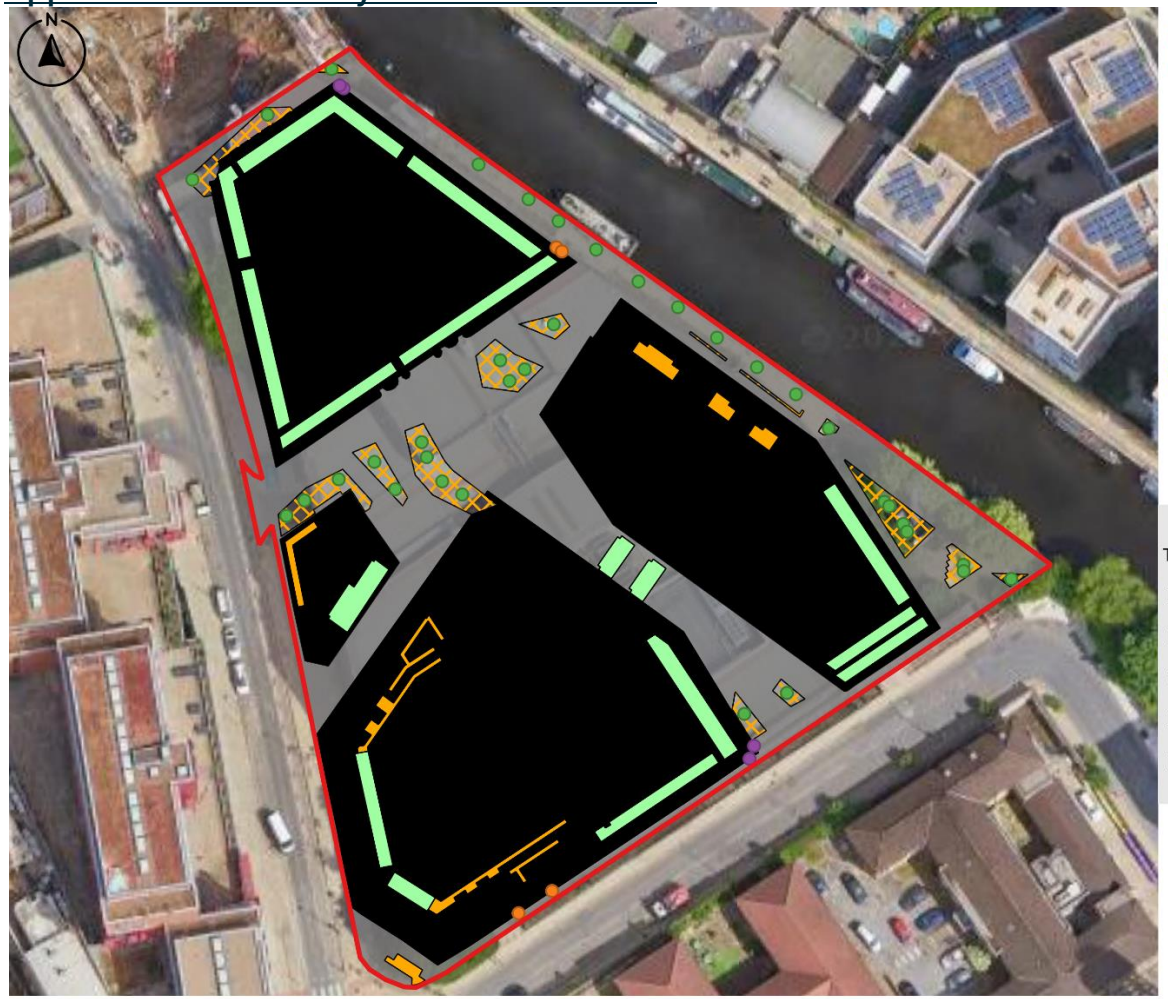
Appendix A: Biodiversity Enhancement Plan



Site Boundary
Bat Box
Bird Box
Indiviudal Tree
Biodiverse Green Roof
Terrace Planting
Ground-level Planting
Building
Hardstanding

Title: Biodiversity Enhancement Plan
Project: Tribeca
Prepared by: Kalia Symeonidou
Quality Assured by: Sara Curtis
Reference: 11157 - P03
Date: September 2024

Map data ©2024 Google

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Appendix B: Bird and Bat Box 3D Elevations

Plot B

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Plots C2 and C3