Landscape and Ecology Management Plan

Tribeca, 2-6 St Pancras Way

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Document Information

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Landscape and Ecology Management Plan
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Introduction

Background

Eight Versa was appointed by Ardmore to produce a Landscape and Ecology Management Plan (LEMP) to inform the BREEAM UK New Construction V6 assessment of the proposed development at Tribeca, 2-6 St Pancras Way, London, NW1 0TB (hereon referred to as 'the site). The LEMP is also required to discharge planning conditions 11, 29 and 40 (planning reference: 2021/2671/P):

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 site location plan and associated post-development landscape plan can be found in Appendix A and B, respectively.

Landscaping plans used to inform this LEMP, and which should be read in conjunction with this report are:

- Camlins (2024) Tribeca, London: Detailed Arrangement - Planting Plan (1 of 4). Drawing no.: TRI-CLA-ZZ-00-DR-L-0072
- Camlins (2024) Tribeca, London: Detailed Arrangement - Planting Plan (2 of 4). Drawing no.: TRI-CLA-ZZ-00-DR-L-0073
- Camlins (2024) Tribeca, London: Detailed Arrangement - Planting Plan (3 of 4). Drawing no.: TRI-CLA-ZZ-00-DR-L-0074
- Camlins (2024) Tribeca, London: Detailed Arrangement - Planting Plan (4 of 4). Drawing no.: TRI-CLA-ZZ-00-DR-L-0075

Under BREEAM UK New Construction V6 credit LE 05 - 'Long term ecology management and maintenance', a LEMP is required detailing the first five-years management and maintenance of the site and ensuring retained and newly created habitats are managed to maximise their ecological importance during the development operation.

This document has been produced in accordance with BS 42020:2013 Section 11.1 and should be used in conjunction with the Preliminary Ecological Appraisal (PEA) undertaken by Aspect Ecology Ltd in 2017[1], which identify existing ecology and outlines actions that can be taken to enhance the ecological value on site. This document describes how management can be established and be

[1] Aspect Ecology Ltd (2017) Transformation of the Ugly Brown Building, St Pancras Way, Camden (1004704). Report reference: 1004704-EcoAp.vf7 CL

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continued over the medium to long term, fulfilling this BREEAM LE05 requirement, and allowing a credit to be awarded.

The implementation of the ecological recommendations contributes to activities external to the development project.

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

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.

Post-development Habitats

The proposals aim to re-develop the site 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.

Soft landscaping plans include areas of ornamental planting, shrubs, grasses and herbaceous perennials, tree planting, and provision of bat roosting and bird nesting opportunities. Post-development landscape plans are provided in Appendix B.

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Aims and Objectives

The aims and objectives of this LEMP and the appropriate management of created habitats and provisions onsite for protected/priority species are detailed below.

The key aims and objectives informing this LEMP are:

- Ensure newly created habitats are maintained in order that they establish successfully and provide and biodiverse benefit in the long term – All planting will be installed as per the planting plan and guidance provided by the manufacturer.
- Increase biodiversity features and ecological enhancements for protected/priority species including bats and nesting birds – Providing planting of native species or species with a known wildlife benefit will enhance the site for fauna, particularly birds, bats and invertebrates and provide opportunities on the site which are currently not available.
- Monitor the efficiency of this LEMP – 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.

Recommendations for Ecological Enhancements

The recommendations made for ecological enhancement on the include incorporating native species or species with a known wildlife benefit planting within all planting onsite. Planting includes areas of extensive biodiverse green roof, terrace and/or ground level planting, tree planting and amenity and meadow grassland to maximise biodiversity opportunities on the site to provide a nectar source and overwintering habitat for invertebrates.

Local Policy and Local BAP Priorities

The above ecological enhancements are in line with the Camden Local Plan[2], Draft New Camden Local Plan[3] and strategies set out within the Biodiversity Action Plan (BAP)[4]. This includes Policy A3 Biodiversity of the Camden Local Plan and Policies NE2 Biodiversity and NE3 Tree Planting and Protection of the Draft New Local Plan, which relate to incorporating measures to enhance biodiversity value.

Ecological enhancements will also make a positive contribution to the aims of the Draft New Camden Local Plan and to Camden's Biodiversity Action Plan, as well as an improvement to the long-term biodiversity of the site.

Management Plan - Roles and Responsibilities for Ecological Features

Company	Role	Responsibility
Ardmore	Client	Distribution of management plan to building tenant
TBC	Tenant	Delivering this LEMP
TBC	Tenant	Appointment of management and maintenance contract for 5+ years
TBC	Building management	Maintenance of building and ad-hoc checks on bird boxes to report issues
TBC	Management company	Ensure habitats are managed appropriately to secure long term survival.
TBC	Management company	Monitor the effectiveness of this LEMP and undertake remedial action, if required.
TBC	Arboriculturalist	Monitor and management of newly planted trees
TBC	Suitably qualified ecologist	For any management work to trees with bat roosting potential and bat and/or bird boxes

Ecological Value and Condition of the Site at Handover

At handover to the management company and beginning the implementation of this LEMP, it is expected that the site construction is complete including the installation of bird and bat boxes and the landscape planting proposals (see Appendix B). 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 invertebrates.

Monitoring is required to ensure that new habitats thrive for the long-term and achieve the aims and objectives of this LEMP and remedial actions will be required if any habitats fail, as described within this LEMP.

[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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Management Prescriptions

Objective 1: Ensure newly created habitats are maintained in order that they establish successfully and provide and biodiverse benefit in the long term – All planting will be installed as per the planting plan and guidance provided by the manufacturer.

The management and maintenance will continue in perpetuity in line with this report. After five years, a review of this LEMP will be undertaken and amended as required in order to continue to deliver management objectives. Management prescriptions, including timings and responsibilities are set up below. All installation of the flora should be undertaken as per the manufacturer's instructions.

Ecological Features	Actions	Timings	Responsibility
All Habitats	Plants shall be first class examples of their species or variety, free from all pests & diseases, with good fibrous root systems and materially undamaged (refer to relevant section of BS53936 Parts 1-4 Specification of Nursery Stock) All planting is to be in general compliance with BS4428:1989 'Code of Practice for general landscape operations (excluding hard surfaces)'. Plants unobtainable or known to be likely to be unobtainable at the time of ordering; Submit alternatives stating Price; Difference from specified plants/trees. Obtain approval before making any substitutions.	During planting season	Management Company
	Carry out all work when soil and weather conditions are suitable. Do not plant during periods of frost or strong winds.	Annually, in spring or summer	
	Maintain all planting free of litter and excessive weed growth (i.e. growth that would be detrimental to the intended planting). Do not allow rubbish, cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.	Inspections every eight week	
Tree Planting	Trees are to be planted securely either underground guyed in accordance with an approved guying system or staked and secured as follows: - Extra heavy standard tree in planter to be secured with Platipus anchoring system Product ref: RF1RDMP - Standards are to be secured using a single stake driven firmly into ground (0.6m above ground level) and secured with a rubber tie and spacer. -Multi-stem trees are to be secured using a single angled stake driven firmly into ground and secured with a rubber tie and spacer. For all ornamental trees, one 80litre bag of tree planting compost (non-peat based) is to be incorporated in the tree pits. For all ornamental trees, the tree pit should be large enough to comfortably accommodate the root ball. Backfilling with excavated soils to replicate the existing horizons. All trees are to be planted in line with BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations: Para 10.2.7 Topsoil should not be used below depth of the original topsoil.	During planting	Management Company Arboricultural Consultant (if required) Suitably Qualified Ecologist (if required)

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Ecological Features	Actions	Timings	Responsibility
	Protection: Tree guards and stakes should be checked annually and removed once the tree is established usually between years 3 – 5.	Annual checking of the guards and stakes and removed once tree is established.	
	Watering: Provide all tree and hedgerows with suitable irrigation, particularly during the first three to five growing seasons and during times of drought. Water once a week so the soil is fully saturated to encourage deep roots to establish and continue this until significant rainfall. For years 2–3, continue watering at least fortnightly during dry periods, and for years 4–5, water as needed, particularly during prolonged drought. Adjust watering frequency based on seasonal conditions and tree species requirements to ensure successful establishment.	First growing season: Water once a week during dry periods. Years 2–3: Water at least fortnightly during dry periods. Years 4–5: Water as needed, particularly during prolonged drought.	
	Pruning: Newly planted trees and hedgerow once established will be pruned every three years to promote denser growth. Advice from an Arboricultural Consultant should be sought if dead or dying branches require removal. Undertake corrective tree surgery operations as necessary – this may consist of the removal of dead limbs, crown thinning or reduction or pollarding where necessary, although only where there is a risk to the public due to the benefits to wildlife that these features could support. Felling should only be undertaken as a last resort. Avoid pruning during the nesting bird season (March to August, inclusive) to prevent killing and/or injury of nesting birds. Should work be required during this time, the vegetation will be checked for nesting birds by a suitable qualified ecologist up to 48 hours prior to the clearance being undertaken. Should an active nest be identified, it will be protected in a suitable buffer, as confirmed by the ecologist to protect the nests and chick. No works will be undertaken in this buffer until the chicks have fledged, as confirmed by the ecologist.	Once every three years in Autumn (September to November) Visual inspections to be completed by a qualified Arboriculturist annually when trees are in leaf or as required when visual inspections identify a health and safety risk. Corrective surgery to be completed as identified by Arboricultural assessment following approvals from LPA. To be carried out outside of the bird nesting season and following advice from an ecologist.	
	Weeding: Control weeds around the base of the trees and hedgerows and remove as necessary.	Annually, every six months	
	Monitoring: Remove dead and dying specimens and replace as per the landscape proposals.	Annually, in Autumn	
Ground Level and Terrace Level Planting	All turves are to be laid horizontally to adjacent hard surfaces in a staggered pattern to encourage establishment. New grassed areas to have a min. depth of 150mm good quality imported topsoil (BS3882) and to be treated as item 5, marry new soils into existing where necessary. Carry out all work when soil and weather are suitable: -Do not sow or turf during periods of frost or strong winds -Sow only in Spring and Autumn Watering: Provide areas with ornamental planting, shrubs, grasses and herbaceous perennials with suitable irrigation and water as necessary to ensure their establishment and continued thriving.	During planting, spring or autumn First growing season	Management Company

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Ecological Features	Actions	Timings	Responsibility
	Weeding: Remove persistent weeds such as docks species and thistles.	Annually, every six months	
	Cutting: Grass areas shall be mown in order to maintain the visual amenity of the area, generally cut fortnightly throughout growing season to height between 25-30mm and remove clipping to tip (April to October). Any areas of grass where bulbs are planted must not be mown until leaves turn yellow or show signs of die-back. This will ensure that flowers are available throughout spring and summer. Cutting includes trimming edges to paving. Remove all debris and stones over 30mm in size, prior to mowing, weeding by cultivating, forking hoeing & raking & re-seeding any portions considered necessary and removing from site all debris and stones created by the operations. Pavements to be swept clean of any grass cuttings. Strimming round base of all trees will be carried out with a strimmer fitted with a protective guard to prevent bark damage. All cuttings should be removed from the lawns to prevent to accumulation of nutrients from decomposing material. For wildflower lawns/areas, cutting should be undertaken outside May to avoid impacting the optimal month for most flowering plants.	Fortnightly between April and October	
	Arisings should be removed. Hand tools shall be used around trees, plants and confined spaces where it is impractical to use machinery.	As and when required	
	Spike and scarify periodically to promote free drainage and remove moss and thatch.	As and when required	
	Monitoring: Remove dead and dying areas and replace as per the landscape proposals.	Annually	
Shrub Planting	Watering: Provide all planting with suitable irrigation. Water shrubs at least once a week if there has been no rain or when required.	At least once a week, when required.	Management Company
	Pruning: Prune any shrubs to encourage denser growth and remove dead, dying or diseased branches in the months outside of the bird-nesting season which runs March - August inclusive. Should work be required during this time, the vegetation will be checked for nesting birds by a suitable qualified ecologist immediately prior to the works being undertaken. Should an active nest be identified, it will be protected in a suitable buffer, as confirmed by the ecologist to protect the nests and chick. No works will be undertaken in this buffer until the chicks have fledged, as confirmed by the ecologist	Annually, as and when required	Suitably Qualified Ecologist (if required)
	Ensure that any fruit producing shrubs are managed for wildlife by cutting back. Remove dead, dying or diseased wood and suckers as per the landscape proposals.	Annually, every six months	
	Weeding: Prevent the growth and spread of invasive weeds such as creeping thistle *Cirsium arvense*, spear thistle *C. vulgare*, docks species *Rumex sp*. and common nettle *Urtica dioica*.	Annually	

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Ecological Features	Actions	Timings	Responsibility
	Monitoring: Remove dead and dying specimens and replace as per the landscape proposals. Dig out the plant and as much of the stump and thicker roots as possible. Plants that have died of physical causes such as waterlogging, poor establishment or underwatering can be replaced with the same type of plant. Remediate any site problems such as poor drainage prior to replanting. Plants that have been killed by a disease are best replaced with something that shows resistance.		
Biodiverse/Biosolar Green Roof	All maintenance actions carried out at roof level must be in full compliance with the appropriate health and safety regulations, suitably qualified person and particularly those specifically dealing with working at height. BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces) and BS7370-4:1993 Grounds maintenance - Part 4: Recommendations for maintenance of soft landscape (other than amenity turf) provide guidelines for maintenance actions.	Annually, as and when required.	Green Roof Contractor
	• Green roofs typically have low nutrient requirements and are therefore often fertilised on an annual basis, annually each spring, using a slow-release fertiliser.	Annually, in spring	
	• Removal of undesirable plant species, such as the invasive weeds and buddleia *Buddleja* sp. and fallen leaves should take place twice annually in March/April and October/November.	Twice annually, in March/April and October/November	
	• Drainage outlets (including inspection chambers) and shingle/gravel perimeters to be cleared of vegetation, twice annually in March/April and October/Nov.	Twice annually, in March/April and October/November	
	• Inspect the waterproofing system visible at all upstands, to ensure it is firmly adhered annually in March/April.	Annually, in March/April	
	• Cut back vegetation in the autumn and ensure any cuttings are removed from site.	Annually, in autumn	
	• Plug plant or re-seed, if necessary, in spring.	Annually, in spring	Green Roof Contractors and Building Owner
	The building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage or degradation should be reported immediately to the green roof contractors so arrangements can be made for remedial work to be carried out if necessary. They should also report any signs of damage or degradation to the landscape, which might affect the future integrity of the waterproofing.	Annually, when required	
All Habitats – Remedial Actions	Each autumn, the new planting scheme shall be inspected, and dead or dying plants shall be recorded and replaced in the next winter planting season, until 100% canopy achieved and/or gaps are filled. Plants to be pruned as required. Any plants which die or show signs of poor health should be replaced towards the end of the 12-month defects liability period by the contractor (Exclusions: Theft or malicious damage after completion). The cause of death or poor health should be investigated, and the issue remediated prior to any new planting. If necessary, plant species can be substituted (with prior agreement with the Landscape Architect) if particular plants are not suitable for the situation due to unforeseen circumstances. At the end of the first 12-month maintenance period ensure soil is thoroughly moistened prior to re-mulching, applying water where necessary, re-mulch all planting beds to a depth of 75mm.	Annually, as required	Management Company

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Ecological Features	Actions	Timings	Responsibility
	After the 12-month defects liability period the plants will be the responsibility of the university maintenance team which will need to replace any trees or shrubs that die within a 5-year period in line with the original proposals. During the first 5 years, dead and broken branches/shoots will be pruned and disposed of appropriately.		

Objective 2: Increase biodiversity features and ecological enhancements for protected/priority species including nesting birds and bats – Providing planting of native species or species with a known wildlife benefit will enhance the site for fauna, particularly birds and bats.

All newly created habitats will be managed and monitored to promote a denser and healthier growth and structure (see Objective 1). New planting will include native species or species with a known wildlife benefit planted around the boundary of the site, creating a corridor for movement of fauna and linking the site with the wider landscape. This will provide an increase in invertebrate habitat, which in turn will benefits to foraging bats and birds. Lighting will be sensitively designed to minimise impacts to nocturnal mammals, namely bats.

Ecological Features	Action	Timing	Responsibility
Newly Created Habitats	Management of all new planting onsite to encourage dense and healthier growth, particularly around the boundary of the site to maintain linear connectivity for foraging bats.	See table for Objective 1 above	Management Company Suitably Qualified Ecologist (if required)
Bird Boxes	The inclusion of bird boxes, either integrated into the new building or installed on trees will provide improved nesting opportunities for birds whilst the landscaping becomes established. Bird boxes should be positioned at least 2-3m high on trees and at least 5m on buildings, on a north to north-east aspect of the building/trunk, offset from windows and doors and beneath an overhang or eaves (buildings only), where applicable. Further information on the positioning of bird boxes can be found on the Royal Society for the Protection of Birds (RSPB) website[5]. The bird boxes will be subject to an annual safety inspection in the winter months (November to February). Where applicable, the fixtures will be checked to confirm they are securely mounted. If not, then the screws will be replaced, or the box moved. Where the box is damaged, it will be replaced on a like-for-like basis. The presence of old nests should be recorded during maintenance checks. Any building works in the vicinity of the bird boxes, or maintenance to them, will be timed to avoid breeding periods, which for common nesting birds are between March-August (inclusive).	During construction Annually in autumn/winter	Building Contractors Management Company
Bat Boxes	The inclusion of bat boxes will provide new roost sites for bats within the local area. Bat boxes should be integrated into the building and/or installed on trees. 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. Bat boxes/bricks will be subject to an annual inspection in the winter months (October to March). The condition of the box will be checked to ensure that it is not damaged and that no obstructions are present which restrict access for bats. If any of the bat boxes need to be replaced, they	During construction Annually in autumn/winter	Building Contractors Management Company

[5] Positioning of bird boxes – Royal Society for the Protection of Bird (RSPB). Available at: https://rb.gy/fhqzfy

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Ecological Features	Action	Timing	Responsibility
	must first be checked by a licenced bat ecologist. If evidence of roosting bats is identified, the ecologist will advise on how to proceed, to ensure compliance with protected species legislation. Bat boxes should not be relocated or disturbed unless first inspected by a licence bat worker.		Bat Licenced Ecologist

Objective 3: Monitor the efficiency of this LEMP

The management and maintenance will continue in perpetuity in line with this report. After five years, a review of this LEMP will be undertaken and amended as required in order to continue to deliver management objectives. Management prescriptions, including timings and responsibilities are set up below. All installation of the ecological features should be undertaken as per the manufacturer's instructions.

Ecological Features	Actions	Timings	Responsibility
All ecological features	Annually monitor the effectiveness of this LEMP including all management and maintenance proposed and update as required to ensure the long-term viability of the landscape proposals to maximise biodiversity potential on the site.	Annually	Management Company and Appointed Ecologist
Monitor and review management objectives	Upon completion of the initial five years, ongoing habitat management and maintenance will be undertaken in perpetuity, as described within this document. 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.	Every Year 5	Management Company

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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 – Environmental Consultancy
	BSc – Environmental Science (Biodiversity and Conservation)
	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	11/02/2025

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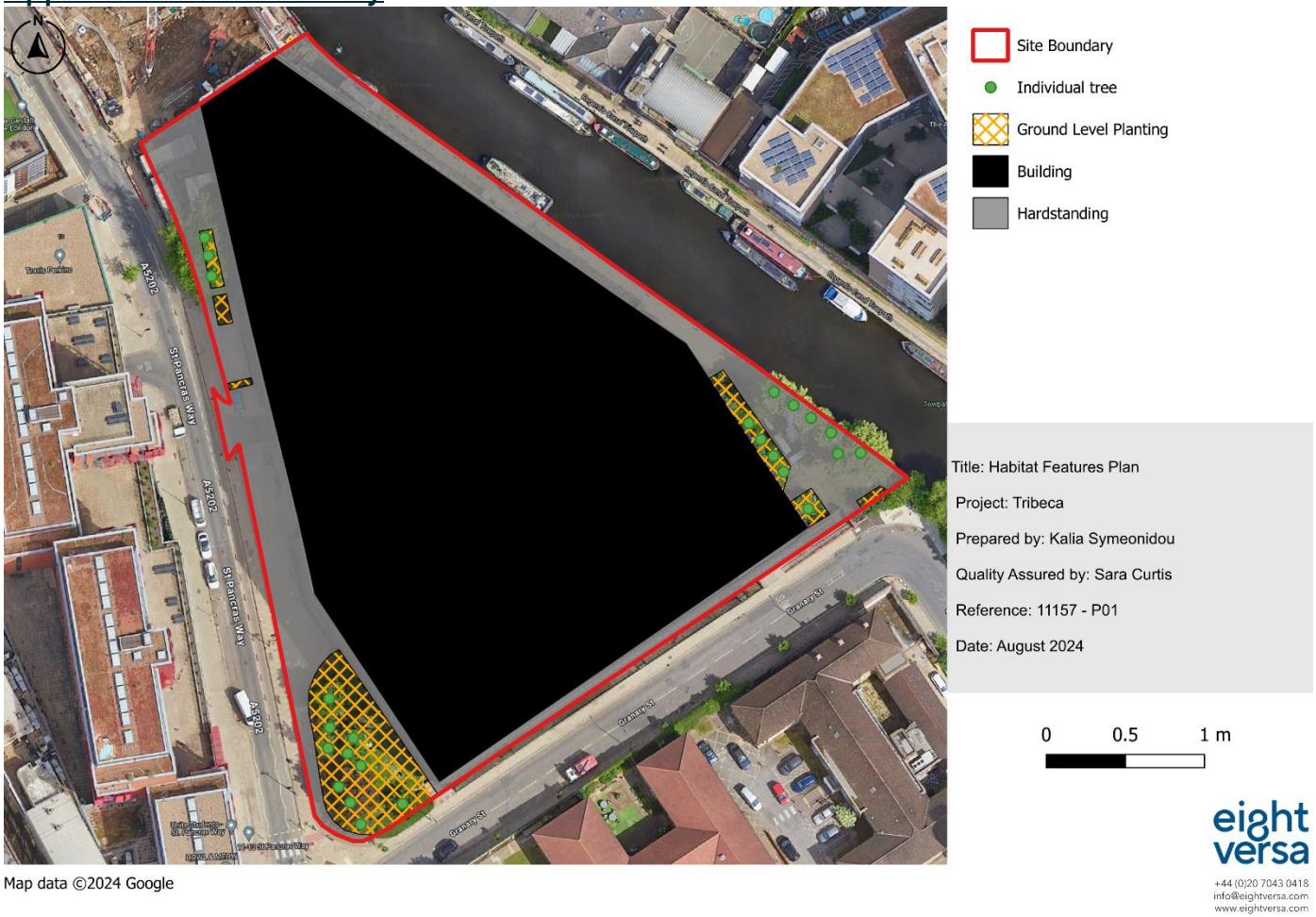
Appendix A: Site Boundary



Landscape and Ecology Management Plan

LSE St Clement's London

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Appendix B: Proposed Landscape Drawing