



Exterior Architecture Ltd.

**79 CAMDEN ROAD**

Discharge of  
Landscape Planning  
Conditions

28/01/2015

Revision D

## **Contents**

### **Condition 10 - Bird Boxes, Bat Boxes and Insect Hotels**

- Sparrow Boxes Location Plan - Page 2**
- Swift Boxes Location Plan - Page 3**
- Bat Boxes Location Plan - Page 4**
- Insect Hotels Location Plan - Page 5**

### **Condition 11 - Brown Roof Details**

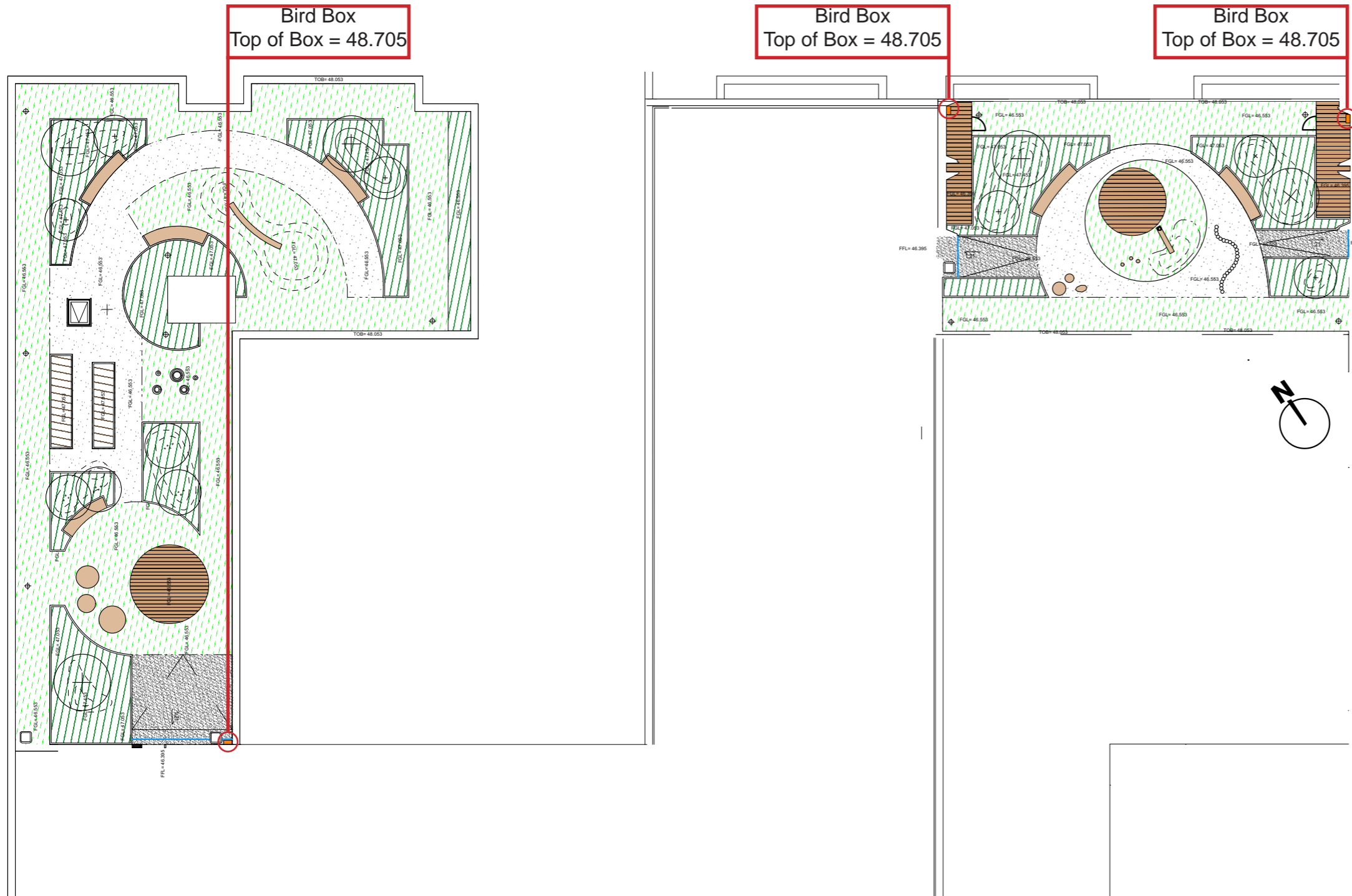
- Location Plan - Page 6**
- Cross Section - Page 6**
- Species List - Page 6**
- Maintenance Schedule - Page 7 & 8**

# Condition 10 - Sparrow Boxes

The plan below shows the provisional location of 3 bird boxes for house sparrows (*Passer domesticus*). Installation of these three nest boxes will be on the walls of the building at a minimum height of 2m above the roof terrace.

## Sparrow Boxes Specification

Below are the details of the Bird Box which has been selected for use on the roof terraces.



**Cedarplus Triple Sparrow House**  
 Manufacturer: Garden Nature  
 Material: Cedar  
 Product: Sparrow House  
 Size: H310mm x W370mm x D185mm

Sparrow Box Location Plan - 5th Floor Roof Terraces  
 Scale 1:250

# Condition 10 - Swift Box

The plan below shows the provisional location of 3 Swift Boxes which will encourage swifts to nest. Installation of these three nest boxes will be on the walls of the building at a minimum height off the roof terrace of at least 5m.



## Swift Boxes Specification

Below are the details of the Swift Boxes which have been selected for use on the building facades on floor 6.



### SWIFT NEST BOX

Manufacturer: NHBS  
Material: Woodstone  
Product: Swift Box  
Size: H245mm xW380mm x D265mm  
Colour/ Finish: Woodstone

Swift Box Location Plan - 6th Floor  
Scale 1:250



# Condition 10 - Bat Boxes

The plan below shows the provisional location of 3 Bat Boxes which will encourage use by species such as Natterer's and Nathusius' bats. Installation of the boxes to be 3m min height above the roof terrace.

# Bat Boxes Specification

Below are the details of the Bat Box which has been selected for use on the building facades on floor 6.



## UNIVERSAL BAT BOX

Manufacturer: Schwegler  
 Material: Woodcrete  
 Product: Bat Box  
 Size:H875mm xW245mm x D190mm  
 Colour/ Finish: Grey

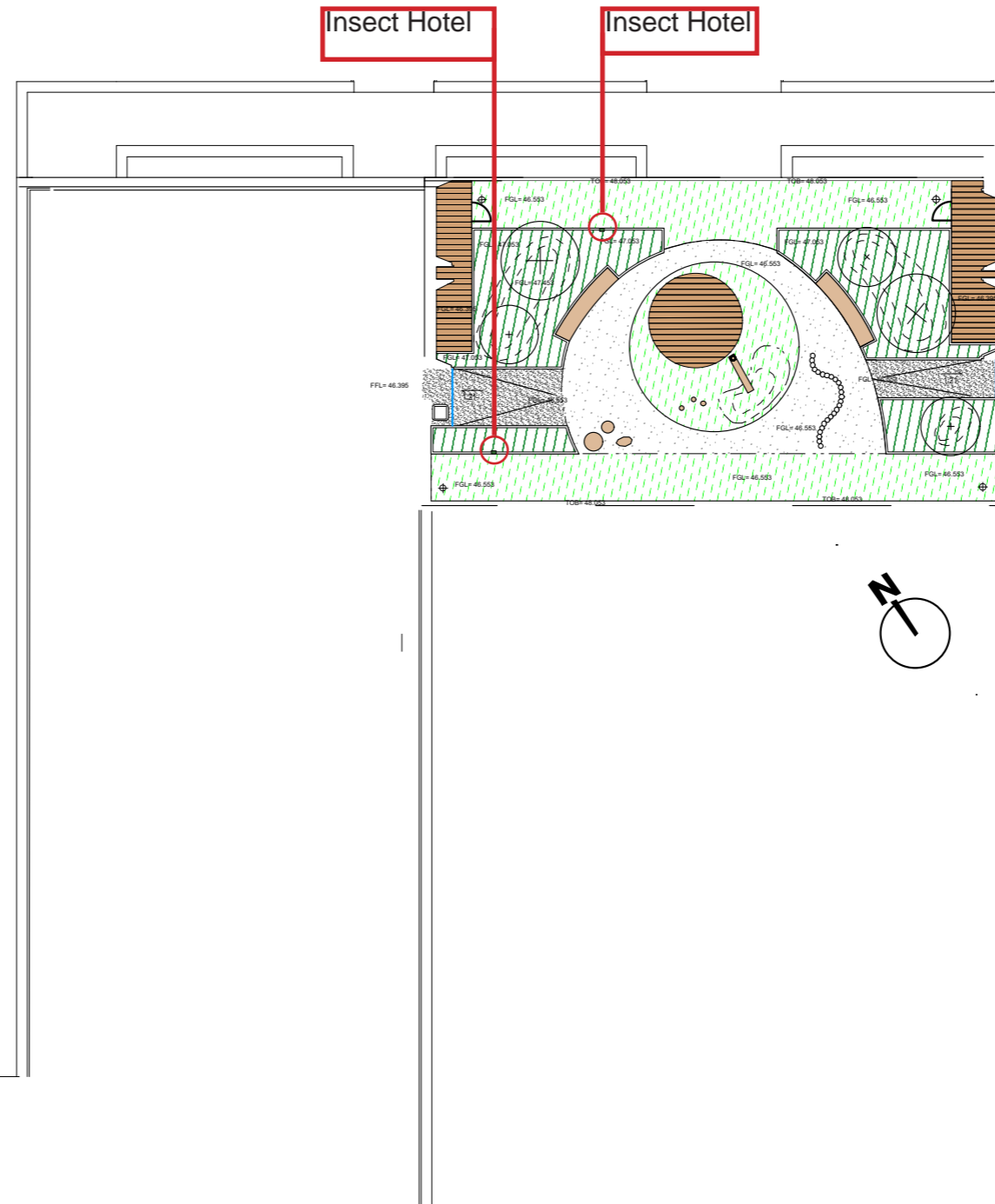
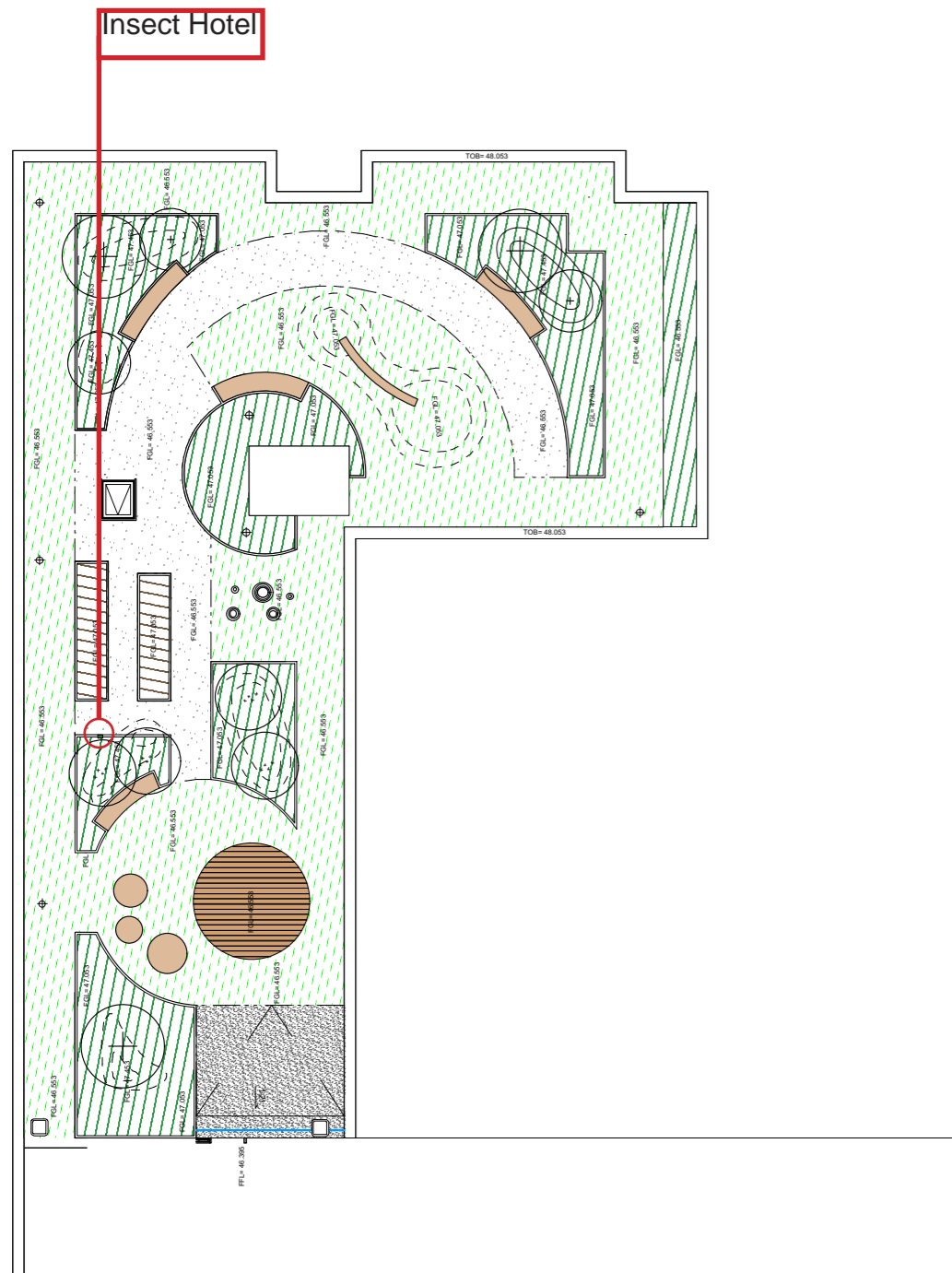
Bat Box Location Plan - 6th Floor  
 Scale 1:250





# Condition 10 - Insect Hotels

The plan below shows the location of 3 provisional specialised insect boxes in order to fulfill the criteria of condition 10. The boxes are to be installed within the structure of the timber planting beds and will provide nesting opportunities for invertebrates such as bumblebees.



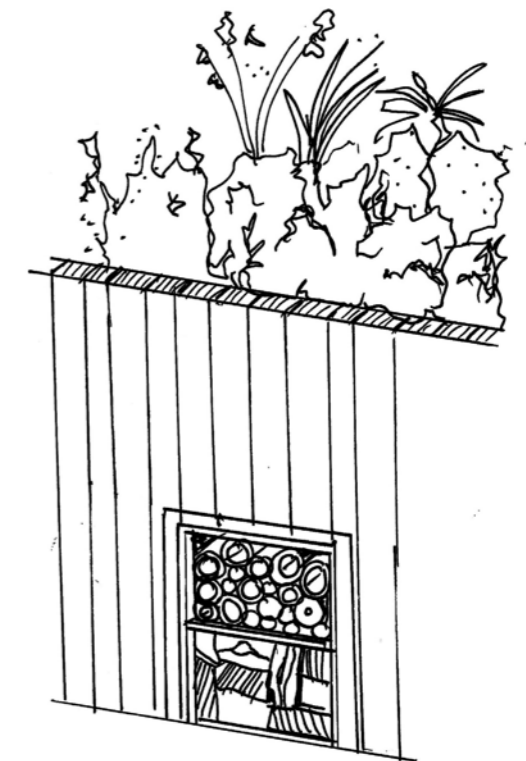
## Insect Hotels Specification

Below are the details of the Insect Hotels which have been selected for use on the roof terraces.



### Two Layer Bug Hotel

Manufacturer: Bug Hotel  
 Material: Recycled Hardwood  
 Product: Two Tier Bug Hotel  
 Size: H240mm X 150mm X 100mm  
 Colour: Dark Green (to be specified on purchase)



### Indicative Sketch

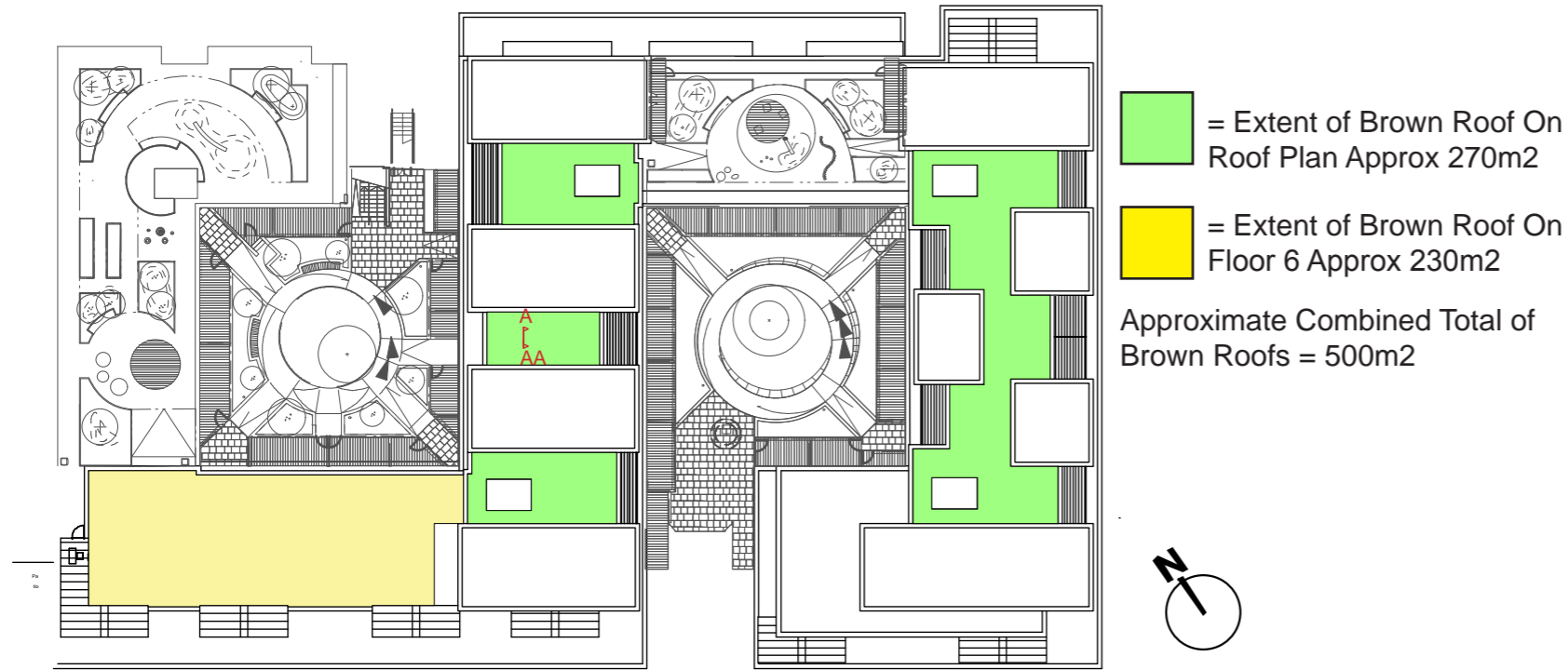
The sketch above indicates how the insect hotel can be encompassed within the structure of the timber clad planters.

Insect Hotel Location Plan - 5th Floor Roof Terraces  
 Scale 1:250

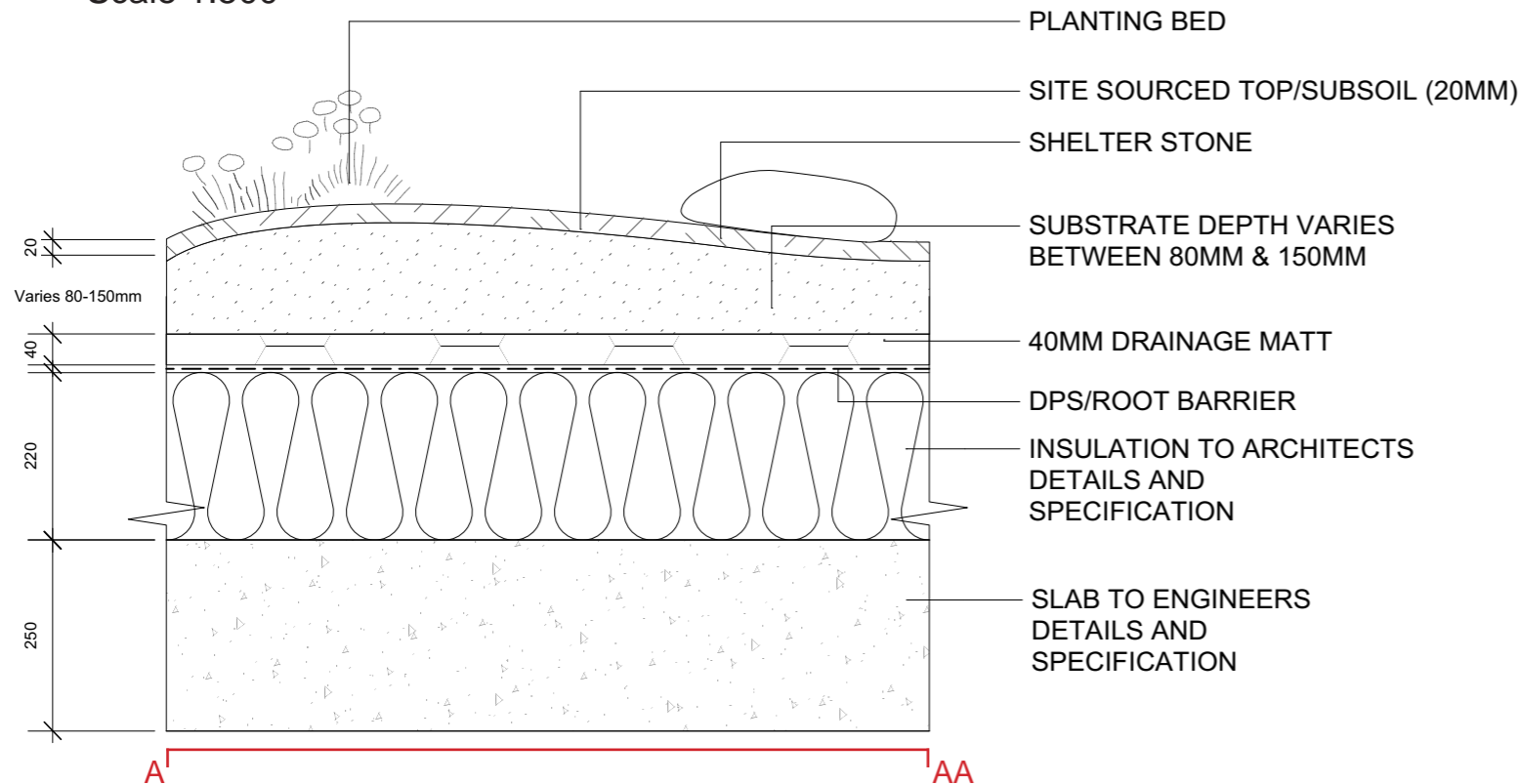
# Condition 11

## - Brown roof buildup

The plan below shows the location of brown roofs within the Camden Road development. A cross section details the build up of the brown roof, whilst a plant species list details the proposed plants which will be used. Following is a detailed maintenance strategy to ensure the brown roofs successfully establish.



**Brown Roof Location Plan**  
Scale 1:500



**Brown Roof Cross Section**  
Scale 1:10

### Brown Roofs Ecological Value

The following plant list has been derived and informed by a site biodiversity assessment by Thomson Ecology as detailed in the report (Thomson Ecology, Ecological Survey Informing Code for Sustainable Homes Assessment, 2014)

The selection of species reflects the Landscape Conditions and species of local importance as noted in the London Borough of Camden's Biodiversity Action Plan 2013 - 2018.

Species Name	Common Name
<i>Calluna vulgaris</i>	Heather / ling
<i>Centaurea nigra</i>	Common knapweed
<i>Centaurea scabiosa</i>	Greater knapweed
<i>Chrysanthemum segetum</i>	Corn marigold
<i>Erica ciliaris</i>	Dorset heath
<i>Erica cinerea</i>	Bell heather
<i>Erica tetralix</i>	Cross - leaved heath
<i>Primula vulgaris</i>	Primrose
<i>Silene dioica</i>	Red campion
<i>Silene latifolia</i>	White Campion
<i>Silene noctiflora</i>	Night flowering catch-fly
<i>Silene uniflora</i>	Sea campion (GRG)
<i>Silene vulgaris</i>	Bladder campion
<i>Stachys officinalis</i>	Betony
<i>Stellaria graminea</i>	Lesser stitchwort
<i>Stellaria holostea</i>	Greater stitchwort
<i>Tanacetum vulgare</i>	Tansy
<i>Teucrium scorodonia</i>	Wood sage
<i>Thymus drucei</i>	Wild Thyme
<i>Vicia cracca</i>	Common tufted vetch
<i>Vicia satvia</i>	Common vetch

Min 16 plugs per square metre

# **Brown roof maintenance strategy (1/2)**

## **Introduction**

The development of a number of bio-diverse species rich brown roofs, as part of the redevelopment of 79 Camden Road, represents an excellent mechanism to introduce and increase the ecological potential of the site. Barratt Homes is committed to the future maintenance, enhancement and long term sustainability of these brown roofs and the following sets out an intended management strategy to ensure that the brown roofs functions to their full potential.

## **Maintenance Overview**

Brown roofs represent a unique landscape typology and any intended maintenance strategy needs to ensure that the correct skills are used to assess the performance of these roofs and select any appropriate action that may be needed.

Maintenance procedures shall be carried out by qualified and trained technicians to ensure the ongoing health of the Brown Roof system. At times it will be important that either an Ecological or Horticultural consultant is involved to address any queries related to biodiversity.

Brown roof system maintenance should have full compliance with health and safety regulations (BS 4428: 1989 – Code of Practice for General Landscape Operations, BS 7370-4: 1993 – Grounds Maintenance-part 4: recommendations of maintenance for soft landscapes, and INDG401 rev 1: The Work At Height Regulations) are adhered to as are the Green Roof Organisation (GRO) UK guidelines (see website to download a copy).

## **Site visits and key tasks.**

To retain the Brown Roof system the following annual maintenance regime will be undertaken.

### Duration of Visits

Three (No. x3) visits a year will be conducted. Two of these visits will involve routine maintenance activities (as noted below) with one involving a more in-depth investigation of the systems ecological performance.

- Visit 1 – Spring (March/April)– Maintenance and Ecological Performance Assessment
- Visit 2 – Summer (July/August) – Maintenance
- Visit 3 – Autumn (October/November) - Maintenance



## **Brown roof maintenance strategy (2/2)**

### **Scope of visits**

#### **Maintenance visits**

The key tasks to undertake during maintenance visits will include:

- Inspection of the vegetated roofscape system to ensure it is functioning adequately, is draining properly (waterways/gutters are clear and functioning etc.) and there are no obvious erosion to the substrate/growing medium from wind scour or other effects. Identification and removal of undesirable plant species which have colonised within the Brown Roof system;
- Identify any areas of localised plant system with problems, determine the cause of those problems and remediate if within the scope of the landscape maintenance contractor. If the problem is outside the scope of the landscape maintenance contractor then alert the buildings facility manager to any issues;
- In areas of local plant failure, replace any failure using approved seed mix and planting techniques;
- Application of specially formulated nutrient regime (occasionally at low-levels if at all);
- Reduction in plant layer height (if required). Note that only in this visit is it recommended to remove any dead vegetation or spent flowering heads from the roofs as these are to be retained over winter as potential winter habitat for local fauna;
- Re-forming of pebble margins and any fire breaks;
- Replenishment of any areas of settled substrate/growing medium;

#### **Ecological Performance Assessment**

On an annual basis it is recommended that an Ecological Performance Assessment is undertaken to ensure that the ecological value of the roofs is retained. This will involve:

- **Roofscape Habitat Survey:** Identification of broad habitat/s created as stated in the original specification, assessment of viability, dominant vegetation types, successional state and macro-measures required for maintenance
- **Botanical Survey:** Overview and quadrat recording of all species present; dominant, common, uncommon, scarce and non-existent in relation to the original specification. Mapping of invasive species;
- **General Wildlife Survey:** Transect survey to report any evidence or sighting of Birds and Invertebrates
- **Invertebrate Survey:** Recording of species present and identification of common, uncommon, scarce, rare and any species under Biodiversity Action Plans (BAP's).
- A report summarising the performance is to be produce for the client with a list of any remedial actions needed.