Refer to 9300-DRG-PE113

Refer to 9300-DRG-PE115

Notes

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Legend

- S8 — Section 8: Grass Maintenance
- S9 — Section 9: Hard Landscape
- S10 — Section 10: Hedge Maintenance
- S14 — Section 14: Shrub Bed Maintenance
- Privately Maintained Areas (Private Gardens + Terraces)
- S15a — Section 15a: Existing Tree Maintenance
- S15b — Section 15b: New Tree Maintenance
- S16 — Section 16: Water Bodies Maintenance
- S17 — Section 17: Bio diversity Roof Maintenance

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PE011 | PE012 | PE013
PE014 | PE015 | PE016

Notes: To be read in conjunction with 9300-REP-002 Landscape Maintenance & Management Plan

MOUNT ANVIL

NO COMMENT	A	STATUS A
MINOR COMMENTS	B	STATUS B
REVISED DRAWING TO FOLLOW	C	STATUS C-REJECTED
DATE:		
REVIEWED BY:		

No.	Date	Reason	Drawn	Checked
P01	10-03-2017	Prepared to accompany Landscape Maintenance & Management Plan	NY	NB

Revisions

External References:

- fabrik\Working\AutoCAD\D2280 working 100.dwg
- Tree Survey\recvd-15-04-08\09166 Draft Impact Assessment rev 5fab.dwg
- fabrik\Working\AutoCAD\xref bases\D2280 roofs xref.dwg
- Architect\Recvd-14-11-26\157780 OS map.dwg

Project

Kidderpore Avenue, Hampstead
for Mount Anvil

Drawing

Landscape Maintenance Plan
Sheet 6 of 6

Scale	Date	Checked	Drawn
1:100 @ A1	Mar '16	NB	NY

Drawing No. 9300-DRG-PE116

Revision P01

- ☐ Preliminary
- ☐ Issued for Planning Approval
- ☐ Issued for Construction
- ■ Issued for Design/Information
- ☐ Issued for Tender
- ☐ As Built

Drawing sheet size - A1

Appendix C
Planting Schedule

Attached is:

Drawing	Revision	Title	Date Amended & Issued
9300-DRG-GN-006	T03	Planting Schedule	10.03.2017

Notes

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PLANT SCHEDULE

TREES

Species	Height	Specification	Girth	Number
Amelanchier lamarckii	3.5-4.0m	Multi-Stemmed :7 brks :RB		2 No.
Betula pendula	350-425cm	3x :RB :Clear Stem 175-200 :5 brks	20-25cm	1 No.
Betula pendula □Multi-Stemmed□	250-300cm	Multi-Stemmed :7 brks :RB	20-25cm	8 No.
Betula utilis jac□uemontii	350-425cm	RB :Clear Stem min. 200 :Semi-Mature	20-25cm	4 No.
Betula utilis jac□uemontii □m. stem□	350-400cm	Multi-Stemmed :RB		1 No.
Carpinus betulus □pleached or boxed□	450-625cm	Pleached :RB: Clear Stem min. 200	20-25cm	6 No.
Davidia involucrata	5.0-6.0m	Semi-Mature :Clear Stem min. 200 :RB	20-25cm	1 No.
Prunus 'Amanogawa'	2.5-3.0m	Standard		1 No.
Pyrus calleryana 'Capital'	450-625cm	Semi-Mature :Clear Stem min. 200 :RB	20-25cm	4 No.
Pyrus calleryana 'Chanticleer'	450-625cm	Semi-Mature :Clear Stem min. 200 :RB	20-25cm	2 No.

SHRUBS

Species	Height	Specification	Pot Size	Density	Number	Type
Buxus sempervirens	90-120cm	Ready Hedge:Containerised : Finished height 150cm Flat top		1/m	106 No.	□Buxus Hedge Type 1□
Buxus sempervirens	60-90cm	Bushy :C: Topiary Ball	25L	Counted	49 No.	
Buxus sempervirens	60-80cm	Bushy :C: Topiary Cube	15L	Counted	31 No.	
Buxus sempervirens	30-40cm	RH trough L100 x H 30-40 W 15-18cm. Finished height 100cm flat top		1/m	117 No.	□Buxus Hedge Type 2□
Buxus sempervirens	90-120cm	Ready Hedge:Containerised : Finished height 150cm Flat top		1/m	12 No.	□Buxus Hedge Type 1□
Camelia japonica 'Silver Anniversary'	40-60cm	Bushy :6/9 brks :C	10L	5/m²	310 No.	
Camellia japonica 'Alba Plena'	40-60cm	Bushy :6/9 brks :C	10L	5/m²	18 No.	
Ceratostigma plumbaginoides	40-60cm	Bushy :5/7 brks :C	5L	7/m²	64 No.	
Ceratostigma willmottianum	40-60cm	Bushy :5/7 brks :C	5L	7/m²	97 No.	
Cornus alba 'Elegantissima'	80-100cm	Branched :5/7 brks :RB		7/m²	802 No.	
Corylus avellana 'Contorta'	175-200cm	Containerised:Multistem : 500L	As Supplied	Counted	1 No.	
Elaeagnus ebbingei	60-80cm	Branched :5/7 brks :C	5-7.5L	5/m²	26 No.	
Elaeagnus ebbingei 'Gilt Edge'	60-80cm	Branched :5/7 brks :C	5-7.5L	5/m²	33 No.	
Euonymus fortunei 'Emerald Gaiety'	30-40cm	□D□Bushy :6/9 brks :C	5-7.5L	7/m²	416 No.	
Hebe 'Red Edge'	30-40cm	□D□Bushy :7 brks :C	5-7.5L	7/m²	75 No.	
Hebe rakaiensis	30-40cm	Bushy :7 brks :C	5-7.5L	7/m²	170 No.	
Hydrangea paniculata	60-80cm	Branched :7 brks :C	10L	7/m²	638 No.	
Ilex a□uifolium	120-150	Ready hedge:finished height 160cm flat top		1/m	68 No.	□Ilex Hedge Type 1□
Lavandula angustifolia 'Hidcote'	40-50cm	Bushy :6/9 brks :C	10L	9/m²	247 No.	
Lavandula stoechas	40-60cm	Bushy :6/9 brks :C	10L	9/m²	112 No.	
Mahonia a□uifolium 'Apollo'	45-60cm	Branched :C	10L	7/m²	21 No.	
Pachysandra terminalis 'Green Carpet'		Several shoots :6/9 brks :C	3L	9/m²	602 No.	
Perovskia atriplicifolia 'Blue Spire'	20-30cm	Bushy :3 brks :C	2L	4/m²	211 No.	
Rosmarinus officinalis 'Miss Jessopp's Upright'	40-60cm	C □Bushy	5L	7/m²	152 No.	
Sambucus nigra 'Black Beauty'	40-60cm	Bushy :C	3L	5/m²	47 No.	
Santolina rosmarinifolia 'Lemon Fizz'	30-40cm	Bushy :7 brks :C	5-7.5L	6/m²	81 No.	
Sarcococca confusa	30-40cm	Bushy :5/7 brks :C	5-7.5L	5/m²	189 No.	
Sarcococca hookeriana digyna	30-40cm	Bushy :5/7 brks :C	5-7.5L	5/m²	954 No.	
Skimmia confusa 'Kew Green'	30-40cm	Bushy :3 brks :C	3L	7/m²	411 No.	
Syringa vulgaris 'Mme Lemoine'	40-60cm	Bushy :5/7 brks :C	5L	5/m²	71 No.	
Taxus baccata	90-120cm	Ready Hedge : 1m trough:Finished height 160cm chamfered top.		1/m	164 No.	□Taxus Ready hedge Hedge Type 1□
Viburnum bodnantense 'Dawn'	40-60cm	Bushy :7 brks :C	10L	4/m²	91 No.	
Viburnum davidii	40-60cm	Bushy : :7 brks :C	10L	4/m²	361 No.	
Viburnum opulus	40-60cm	Bushy :7 brks :C	10L	4/m²	108 No.	
Viburnum tinus 'French White'	40-60cm	Bushy :7 brks :C	10L	4/m²	458 No.	
Vinca minor 'Alba'	20-30cm	Bushy :C	5-7.5L	5/m²	176 No.	
Vinca minor 'Bowles' Variety'	20-30cm	Bushy :C	5-7.5L	5/m²	67 No.	

HERBACEOUS

Species	Pot Size	Specification	Density	Number
Achillea 'Credo'	2L	C :Full Pot	6/m²	20 No.
Achillea 'Walter Finke'	2L	C :Full Pot	Counted	15 No.
Achillea 'Walter Finke'	2L	C :Full Pot	6/m²	54 No.
Allium 'Purple Sensation'	2L	C :Full Pot	Counted	203 No.
Allium sphaerocephalon	2L	C :Full Pot	Counted	186 No.
Anthriscus sylvestris	2L	C :Full Pot	Counted	186 No.
Anthriscus sylvestris	2L	C :Full Pot	7/m²	31 No.
Asarum europaeum	2L	C :Full Pot	9/m²	7 No.
Aster frikartii 'Monch'	2L	C :Full Pot	9/m²	44 No.
Astrantia major	2L	C :Full Pot	9/m²	29 No.
Astrantia major	2L	C :Full Pot	Counted	158 No.
Bergenia cordifolia	3L	C :Full Pot	9/m²	14 No.
Crocosmia 'Emberglow'	2L	C :Full Pot	4/m²	57 No.
Digitalis purpurea albiflora	2L	C :Full Pot	Counted	400 No.
Digitalis purpurea albiflora	2L	C:Full Pot	9/m²	98 No.
Echinacea 'Flame Thrower'	3L	C :Full Pot	Counted	85 No.
Euphorbia amygdaloides robbiae	5L	C:Full Pot	9/m²	982 No.
Euphorbia characias wulfenii	2L	C :Full Pot	9/m²	186 No.
Geranium macrorrhizum	3L	C :Full Pot	7/m²	16 No.
Geranium sanguineum	3L	C :Full Pot	7/m²	31 No.
Helleborus foetidus	3L	C :Full Pot	7/m²	93 No.
Paeonia lactiflora 'Duchesse de Nemours'	3L	3 Buds :C :Full Pot	9/m²	22 No.
Verbena bonariensis	3L	C :Full Pot	Counted	79 No.

CLIMBERS

Species	Pot Size	Specification	Height	Density	Number
Clematis armandii	15-20L	Several Shoots :5 brks : 3 x tr. :Framed	100-150cm	Counted	8 No.
Hedera helix hibernica	15-20L	Several Shoots :5 brks :Caned:Tripod	150-200cm	8/m²	275 No.
Hedera helix 'Glacier'	15-20L	Several Shoots :5 brks :Caned:Tripod	150-200cm	8/m²	38 No.
Hedera colchica 'Dentata Variegata'	15-20L	Several Shoots :5 brks :Caned□3 x tr:Tripod	150-200cm	Counted	4 No.

BULBS

Species	Specification	Density	Number
Fritillaria meleagris	Grade 5/6	Counted	23 No.
Galanthus nivalis	Grade 5/6	Counted	27 No.
Hyacinthoides non scripta	Grade 5/6	Counted	91 No.

FERNS

Species	Pot Size	Specification	Density	Number
Blechnum spicant	5-7.5L	C: Full Pot	9/m²	135 No.
Dryopteris affinis 'Crispa'	5-7.5L	Full Pot	5/m²	126 No.
Dryopteris affinis 'Crispa'	10L	Full Pot	Counted	3 No.
Polystichum setiferum	5-7.5L	C: Full Pot	9/m²	461 No.
Polystichum setiferum	10L	Full Pot	Counted	6 No.

GRASSES

Species	Pot Size	Specification	Density	Number
Hakonechloa macra 'Aureola'	5L	C:Full Pot	9/m²	1707 No.
Luzula nivea	2L	C :Full Pot	9/m²	140 No.

BULB MIX B1 / DRIFT PLANTING

Species	Specification	Density	Number
Anemone nemorosa	Grade 6/7	16/m²	55 No.
Crocus mix	Grade 6/7	16/m²	201 No.
Galanthus nivalis	Grade 6/7	16/m²	250 No.
Hyacinthoides non scripta	Grade 6/7	16/m²	201 No.
Narcissus 'February Gold'	Grade 6/7	16/m²	150 No.
Narcissus 'Tete a Tete'	Grade 6/7	16/m²	150 No.
			Total :1007 No.

G2 WOODLAND WILDFLOWER LAWN (EW1)

WILD FLOWERS

%	Latin name	Common name
3	Alliaria petiolata	Garlic Mustard
1	Allium ursinum	Ramsons
1.2	Betonica officinalis	Betony
1	Digitalis purpurea	Foxglove
2	Filipendula ulmaria	Meadowsweet
1	Galium album	Hedge Bedstraw
3	Geum urbanum	Wood Avens
2.6	Hyacinthoides non-scripta	Bluebell
0.4	Hypericum hirsutum	Hairy St John's-wort
0.2	Primula vulgaris	Primrose
1	Prunella vulgaris	Selfheal
1.4	Silene dioica	Red Campion
0.2	Silene flos-cuculi	Ragged Robin
1	Stachys sylvatica	Hedge Woundwort
1	Teucrium scorodonia	Wood Sage
20		

Grasses

%	Latin name	Common name
10	Agrostis capillaris	Common Bent □w□
2	Anthoxanthum odoratum	Sweet Vernal-grass □w□
7	Brachypodium sylvaticum	False Brome □w□
28	Cynosurus cristatus	Crested Dogstail
1	Deschampsia cespitosa	Tufted Hair-grass □w□
20	Festuca rubra	Slender-creeping Red-fescue
12	Poa nemoralis	Wood Meadow-grass

POND PLANTING - REFER TO DWG 9300 - DRG-DE033 POND PLANTING PLAN.

Shrubs

Species	Specification	Density	Number
Cornus alba 'Sibirica'	C :Branched	5/m²	11 No.

Ferns

Species	Specification	Density	Number
Polystichum setiferum	Full Pot	3/m²	5 No.

Marginal / Aquatics

Species	Specification	Density	Number
Nymphoides peltata	Well Rooted	Counted	3 No.
Nymphaea alba	Well Rooted	Counted	5 No.
Myosotis scorpioides	Well Rooted	7/m²	9 No.
Iris pseudacorus	Well Rooted	5/m²	11 No.
Geum rivale	Well Rooted	7/m²	8 No.
Calla palustris	Bunched and Weighted :Well Rooted	7/m²	11 No.
Filipendula ulmaria	Well Rooted	7/m²	12 No.
Lythrum salicaria	Well Rooted	7/m²	8 No.

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Notes: To be read in conjunction with 9300-DRG-GN005 Landscape Legend, 9300-DRG-PE021-026 Soft Landscape General Arrangement Plans, 9300-DRG-DE033 Pond Planting Plan

MOUNT ANVIL

NO COMMENT	A	STATUS A
MINOR COMMENTS	B	STATUS B
REVISED DRAWING TO FOLLOW	C	STATUS C-REJECTED
DATE:		
REVIEWED BY:		

No.	Date	Reason	Drawn	Checked
T3	10.03.2017	Drawing updated. Issued for Tender.	ST	JR
T2	25.11.2016	Updated shedule minor amends Hedge schedule added	HvK	NB
T1	03.10.2016	Issued for Tender	HvK	NB
P02	15.07.2016	Work in Progress Issued for Information	HvK	NB
P01	25.04.2016	Work in Progress Issued for Information	HvK	NB

Revisions

External References:

•

Project

Kidderpore Avenue, Hampstead
for Mount Anvil

Drawing

Planting Schedule

Scale	Date	Checked	Drawn
NTS @ A1	Apr '16	NB	HvK

Drawing No. 9300-DRG-GN006

Revision T3

- ☐ Preliminary
- ☐ Issued for Planning Approval
- ☐ Issued for Construction
- ☐ Issued for Design/Information
- ■ Issued for Tender
- ☐ As Built

Drawing sheet size - A1

Appendix D
Biodiverse Roof Maintenance Schedule

Biodiverse Roof Establishment and Maintenance

The following notes are based upon Bauder roof system management plan principles, and are applicable to the seed mixes and roof build up specified for the Hampstead Manor/Kidderpore Avenue development.

1.0 Maintenance Programme

Work to be carried out by Bauder Green Roof Maintenance:

- 2 visits per year in Spring/summer and autumn for five years.
- Additional monitoring visit in summer of second and fifth year.

Note: None of the biodiverse roofs are designed to be trafficked in any way, the roofs should not be accessed by anyone except for repair or essential maintenance works, any damage to the surface finishes of the roofs should be reported to Bauder immediately.

2.0 Initial 10 Weeks (directly after installation)

The biodiverse roofs are designed to need a minimum of maintenance. However, some initial watering will be required during the first 10 weeks after installation if there is insufficient rain fall:

- Watering of seeded areas (after the seed has germinated) should be regular (every day) when there are periods without rainfall, this can be reduced as the planting become more established.
- Watering should be carried out with a fine mist sprinkler or rose. Care should be taken not to wash out the seed with excessive water or pressure.
- Efforts should be made to not to traffic the roof during watering.

2.1 Monitoring

Assess the % failure of any plugs 10 weeks after seeding any seeded areas showing no sign of germination should be over-seeded in the following spring or autumn.

3.0 Establishment Period (Years 1-2)

During the first 2 years maintenance visits should be twice yearly (spring/summer and autumn). Maintenance works for all areas, every visit work required:

- remove all vegetation from pebble borders
- check outlets are clear and free from slit and detritus.
- remove unwanted and invasive weeds.
- log piles: check for movement caused by wind or animal activity.
- sand and stone piles: if required weed some areas of sand to insure bare ground is present in some locations.
- wildflower areas: cut and remove flower seed heads and taller grasses above 150mm. if required (during autumn visit only).

3.1 Monitoring - Summer of year 2

- Assessment of the number of original plant species still present on site, plus additional species which may have colonised the roofs.
- Assessment of the success of the log piles. Stone and sand areas with details of what species are flourishing in these area.
- Assess the % failure of seeding. If failed area larger than 10m2 should be over seeded in the following spring or autumn.

From these assessments the management plan for the following 3 years can be adjusted.

4.0 Maintenance Period (Years 3-5)

During the years three to five maintenance visits should be twice yearly (spring/summer and autumn). Maintenance works all areas every visit:

- remove all vegetation from pebble borders.
- check outlets are clear and free from slit and detritus.
- remove unwanted and invasive weeds.
- Log piles: check for movement caused by wind or animal activity.
- sand and stone piles: if required weed some areas of sand to insure bare ground is present in some locations.
- wildflower areas: assess the percentage coverage of wildflowers.
- wildflower areas: cut and remove flower seed heads and taller grasses (above 150mm) if required during Autumn visit only.

4.1 Monitoring - Summer of year 5

- Assessment of the number of original plant species still present on site, plus additional species which may have colonised the roofs.
- Assessment of the success of the wet area, log piles. Stone and sand areas with details of what species are flourishing in these area.

From these assessments and reference to the Camden Biodiversity Action Plan the management plan for the following 5 years can be adjusted.

Appendix E
SINC Designated Area Plan

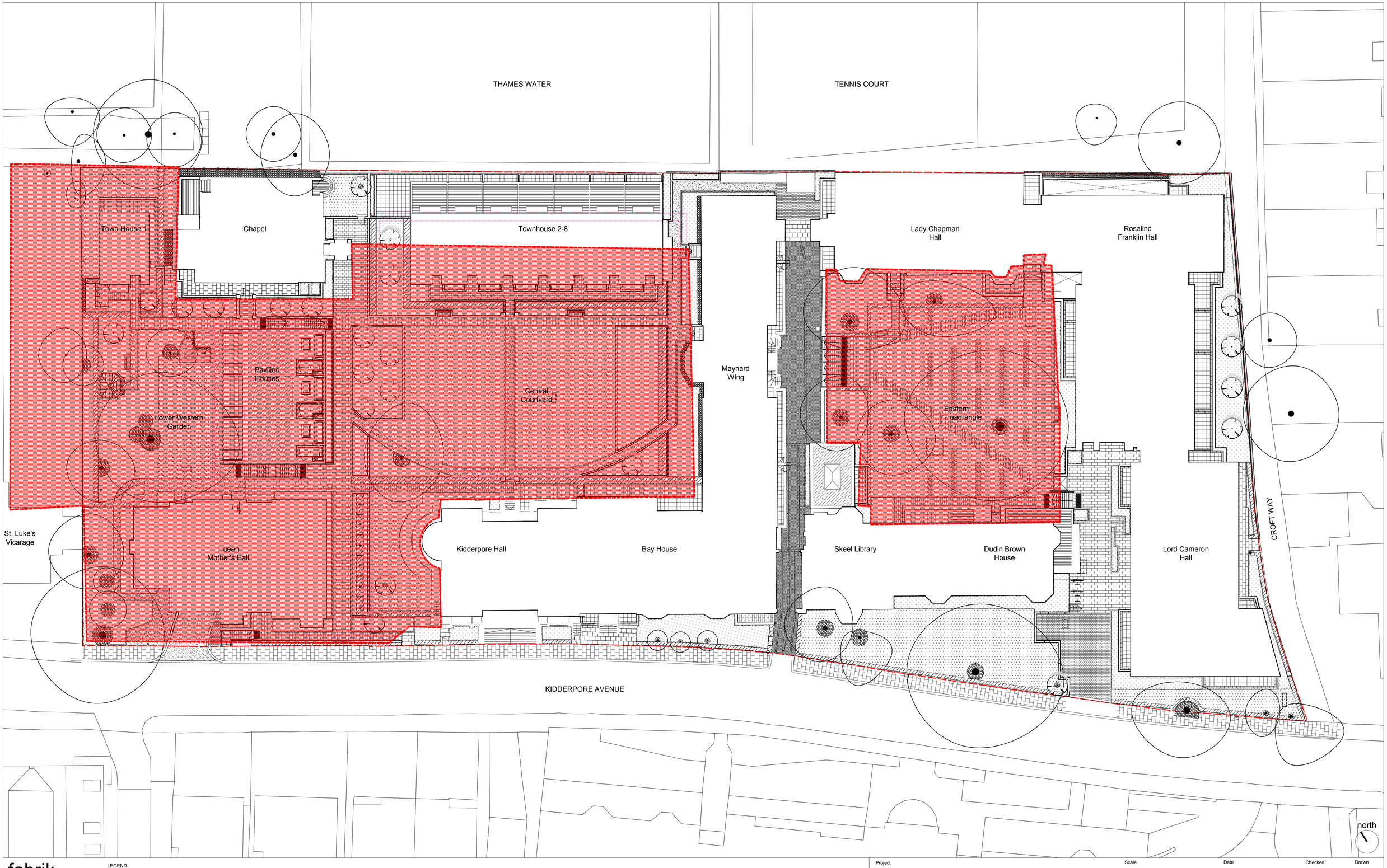
Attached is:

Drawing	Revision	Title	Date Amended & Issued
9300-DRG-PE103	P1	SINC Designated Area	03.04.2017

Appendix E
SINC Designated Area Plan

Attached is:

Drawing	Revision	Title	Date Amended & Issued
9300-DRG-PE103	P1	SINC Designated Area	03.04.2017



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LEGEND

Area Designated as SINC
Refer to Camden Council for Details

MOUNT ANVIL		
NO COMMENT	A	STATUS A
MINOR COMMENTS	B	STATUS B
REVISED DRAWING TO FOLLOW	C	STATUS C-REJECTED
DATE:		
REVIEWED BY:		

No.	Date	Revisions	Drawn	Checked
P1	03.04.2017	Prepared for Landscape Maintenance & Management Plan	NB	JR

External References:

- -
- -

Project

Kidderpore Avenue, Hampstead
for Mount Anvil

Drawing

SINC Designated Area

Scale	Date	Checked	Drawn
1:250 @ A1	April '17	JR	NB

Drawing No. 9300-DRG-PE103

Revision P1

- [ ] Preliminary
- [ ] Issued for Planning Approval
- [ ] Issued for Construction
- [x] Issued for Design/Information
- [ ] Issued for Tender
- [ ] As Built

Drawing sheet size - A1

Appendix F
SINC Education and Management Plan

The Ecology Consultancy

Kings College Hall, Kidderpore Avenue / SINC Management and Education Plan / **Report for Mount Anvil**

Kings College Hall, Kidderpore Avenue

SINC Management and Education Plan

Report for Mount Anvil

Author	Rosie Whicheloe BA MSc MCIEEM/ Julie Brownbridge BSc/ Georgina Knibbs MSc BSc GradCIEEM		
Job No.	4559.3		
	Date	**Checked by**	**Approved by**
Initial	06.05.2016	Wendy McFarlane MA MSc MCIEEM	Ben Kimpton Dip(Hort) BSc MSc MCIEEM
Revision	10.05.2016	Wendy McFarlane MA MSc MCIEEM	
Review	09.06.2016	Rosie Whicheloe BA MSc MCIEEM	Wendy McFarlane MA MSc MCIEEM
Revision	04.08.2016	Rosie Whicheloe BA MSc MCIEEM	Wendy McFarlane MA MSc MCIEEM

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Contents

1 Introduction

BACKGROUND

1.1 The Ecology Consultancy was commissioned by Mount Anvil to provide a Site Management and Education Plan for the development of Kings College Hall Site of Importance for Nature Conservation (SINC), Kidderpore Avenue, London Borough of Camden.

1.2 The Plan is required to comply with the Section 106 agreement (see paragraph 2.6), relating to the permitted development at the site (ref. 2015/3936/P).

1.3 This outline report follows on from the following ecological works previously carried out at the site by The Ecology Consultancy and the wider consultant project team;

- Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment (The Ecology Consultancy, 2014a);
- Presence / Likely Absence Bat Survey (The Ecology Consultancy, 2014b);
- Stage 1 Arboricultural Report (Crown Consultants, 2014);
- Addendum Report – Additional Biodiversity Enhancements (Scott Brownrigg, The Ecology Consultancy, Mount Anvil, Kings College London, 2016).
- Bat Method Statement (The Ecology Consultancy, 2016)

LOCATION

1.4 The approximate centre of the development site is at Ordnance Survey Grid Reference TQ 25353 85862 and it covers approximately 1.2 hectares (ha). The site is located in West Hampstead and bounded to the south west by Kidderpore Avenue. West Hampstead underground station is located approximately 1.1 kilometres (km) to the south and the A41 Finchley Road is located approximately 90 metres (m) to the west, running parallel to Kidderpore Avenue. The local area is dominated by residential development with green open spaces including Hampstead Cemetery approximately 230m to the west and Hampstead Heath approximately 570m to the north east.

DESCRIPTION OF DEVELOPMENT

1.5 The proposed development at the site involves demolition of the Queen Mother's Hall and the Lord Cameron and Rosalind Franklin buildings. The former student halls of residence will be replaced with 156 residential units in the form of three blocks of flats (4-storey and 5-storey), eight houses to the northern boundary and three houses between The Chapel and Queen Mother's Hall.

1.6 The existing Summer house is to be relocated and refurbished; and other retained buildings refurbished. A 2-storey basement will be excavated in the western part of the site and a 1-storey basement excavated under the replacement buildings for Lord Cameron and Rosalind Franklin buildings. The lower ground floor of Bay House is to be lowered. The new development includes provision of 97 car parking spaces, cycle parking and refuse/recycling facilities.

1.7 The development necessitates the removal of some trees and has a slightly larger building footprint. Extensive ecological landscaping works across the site seek to more than compensate for any habitat loss.

SCOPE OF THIS REPORT

1.8 The first sections of the report provide detail on the baseline conditions at the site and set out aims for a management scheme which will fulfill the requirements of the S106 Agreement. Details of mitigation relating to the protection of SINC habitats during the construction phase of the development are provided in Section 5. Sections 6 and 7 of the report provide a more detailed description of each compartment of the site, along with ecological and landscaping objectives and management prescriptions. Section 8 sets out objectives and proposals for encouraging community and educational involvement in the site; including guidance on selection of a management contractor who can work in partnership with local people.

1.9 Detailed landscaping plans for each compartment are currently in preparation by Mount Anvil's landcape architects and will incorporate the ecological guidance set out in this report. Management and monitoring prescriptions will be finalised following sign-off of planting plans.

1.10 The contents of this document are briefly outlined below:

- planning context (Section 2);
- aims, objectives, phasing of works and timescales (Section 3);
- overview of baseline conditions (Section 4);
- protected species mitigation (Section 5);
- existing and enhanced landscape planting in different compartments of the site (Section 6);
- generic management prescriptions for each habitat (Section 7); and
- plans for community and educational use (Section 8).

2 Planning Context

LOCAL PLAN POLICY

2.1 It is considered that policy A3 Biodiversity in the London Borough of Camden Local Plan (Submission Draft 2016) is relevant to the site.

Policy A3 Biodiversity

2.2 The Council will protect and enhance sites of nature conservation and biodiversity. We will:

a. designate and protect nature conservation sites and safeguard protected and priority habitats and species;

b. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;

c. seek the protection of other features with nature conservation value, including gardens, wherever possible;

d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;

e. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;

f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;

g. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;

h. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and

i. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.

SITE OF NATURE CONSERVATION IMPORTANCE

2.3 The site partly comprises the non-statutory designated site 'Kings College Hampstead Campus', a Site of Borough Grade II Importance for Nature Conservation. The 2003

citation states:

2.4 *"The site has a good range of mature trees including both native and non-native species. In places these are almost dense enough to form woodland. Species include silver birch (Betula pendula), hornbeam (Carpinus betulus), holly (Ilex aquifolium), rowan (Sorbus aucuparia), yew (Taxus buccata), walnut (Juglans regia), purple cherry-plum (Prunus cerasifera var. pissardii) and laburnum (Laburnum anagyroides). There is dense planted shrubbery composed largely of cotoneaster (Cotoneaster sp.), spotted laurel (Aucuba japonica), rhododendron (Rhododendron ponticum), elder (Sambucus nigra), hawthorn (Crataegus monogyna) and buddleia (Buddleja davidii). Beneath the trees and shrubs, and at the northern edge of the central garden area are well-established patches of tall herbs and neutral grassland. Many of the species (particularly in the former category) are insect-attracting e.g. cow parsley (Anthriscus sylvestris), green alkanet (Pentaglottis sempervirens), Canadian goldenrod (Solidago canadensis) and common nettle (Urtica dioica). To the east of the main area of woodland is a small quadrangle. This contains several large trees, including some particularly fine walnuts. Beneath the trees is grass with small areas of shrubbery. This adds to the bird habitats on the site."*

2.5 A SINC review was completed by London Wildlife Trust in 2013 as part of the evidence base for Camden's Draft Local Plan. Although the Plan has not yet been formally adopted, it is available for consultation on the council website. The SINC review report was reviewed and there were no changes identified in relation to King's College Hampstead Campus SINC.

SECTION 106 AGREEMENT

2.6 The planning permission was granted in January 2016 subject to conditions and a Section 106 Agreement, which states:

"SINC MANAGEMENT AND EDUCATION PLAN

The SINC Management and Education Plan will include (but not limited to) the following:

- *a) Protection of existing biodiversity;*
- *b) Provision of additional woodland species, bird boxes and bug hotels to enhance biodiversity;*
- *c) The use and appropriate management of native, naturalised and appropriate wildlife friendly species across the site including the ornamental planting to the central courtyard, to provide structural and species diversity and to food and provide shelter for wildlife;*

d) The use of the western courtyard (to the east of the Pavilion Buildings between the Chapel and Queen Mother Buildings) as a biodiverse landscaped area with minimal pedestrian access and a pond measuring 6sqm;

e) A rain water harvesting system;

f) Engagement of local residents and the wider community through practical nature conservation with the aim to help develop a sustainable volunteer workforce environmental stewardship of the site and foster community cohesion;

g) details of the effective management and maintenance of the SINC to ensure the SINC is properly maintained and opened for controlled public access;

h) SINC information packs to be provided to all residents within the Development to inform them of the value and importance of the SINC and the wildlife it supports and opportunities to get involved with its conservation;

i) liaising with the Green Gym to establish whether it would be feasible for the Green Gym to use the site and to provide a tool storage container in the locality of the Summerhouse or other location to be agreed with the Council unless it can be demonstrated to the Council's satisfaction that this is not feasible;

j) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time including an annual biodiversity survey, with data to be submitted to the Council and Greenspace Information for Greater London;"

3 Overview

Aims

3.1 The aims below outline the focus of the management and education plan for the Kings College Hall site. They take into consideration the aims set out in the Addendum Report – Additional Biodiversity Enhancements (Fabrik, 2016) and the Section 106 agreement (Camden Borough Council, 2016) and are guided by Kings College Hampstead Campus Site of Borough Importance for Nature Conservation citation (2003) and Camden Biodiversity Action Plan (2013). They form the basis for more detailed objectives defined for each habitat compartment in Section 6 of this report.

3.2 The aims of the site management and educational plan are:

- To maintain the SINC designation and extent within the site;
- To manage the mosaic of trees, planted shrubbery and grassland to maintain and enhance their wildlife and educational value.
- To create new habitat features that will further enhance the site for birds, invertebrates and amphibians and help to meet objectives for Camden (and London) BAP habitats and species[1].
- To develop a sustainable volunteer workforce and environmental stewardship of the site.
- To create a visually pleasing environment with a focus on wildlife-friendly, nectar-rich planting, that engenders a sense of care, wellbeing and community cohesion.
- To develop an annual monitoring regime that identifies successes and failures in meeting objectives outlined in this document.
- To complement nearby habitat (e.g. in Hampstead Heath, Westbere Copse Local Nature Reserve, Hampstead Cemetery), by creating habitat that could be used by wildlife recorded at these sites, such as hedgehog and slow worm.

3.3 Mount Anvil's landscape design proposals will incorporate these aims and can be summarised as:

- The retention of high value existing trees.
- The strengthening of existing green infrastructure, retaining the site's value as an ecological "stepping stone" to other wooded greenspace in the area.
- Further enhancement of biodiversity value through native tree and shrub planting.

[1] Relevant priority habitats and species include stag beetle, bats, house sparrow, common blue butterfly, perennial wildflower meadow, hedgehog, swifts

- To make distinctive, memorable and unique spaces that positively contribute to the character, appearance and setting of the listed buildings.
- To rationalise and improve connectivity through the site.
- To provide a series of public spaces that provide a clear and legible route that is easy to navigate.

Responsibilities

3.4 Mount Anvil will be responsible for undertaking the habitat creation works as part of the redevelopment of the site. The managing agent will be responsible for managing the landscape and ecology of the site for at least ten years post completion. The Section 106 agreement requires the following;

- *Mount Anvil will appoint a person ("Liaison Officer") responsible for liaising with and supporting the owners and or occupiers of the residences and businesses in the locality; and*
- *At the earliest stage post completion and as a result of community engagement by the "Liaison Officer" that an element of responsibility for the environmental stewardship of the site will be given to volunteers (comprising people who live in the new homes and local community).*
- *Mount Anvil will be responsible for the long term maintenance and monitoring of the site, appointing a suitably qualified contractor to undertake the management tasks. These management tasks will be funded by the service charge collected from residents.*

Timescales

3.5 This management plan comprises outline prescriptions for five outdoor compartments. The prescriptions will be implemented at the end of the construction phase when the final residents move in. The managing agent are committed to following this plan for ten years. An annual biodiversity survey is to be undertaken by residents under supervision of the consultant ecologist and/or landscape architect, and will inform an annual review of the management plan. This is to allow for any changes to the proposed management schedule in light of changing conditions affecting the habitats, residents or local community and/or changes in best practice methodology. Any changes to the management schedule, and renewal or amendment of the maintenance contract, will be reviewed with Camden Borough Council prior to their adoption and implementation.

4 Baseline Conditions

Site overview

4.1 The site comprised ten buildings primarily used as halls of residence for Kings College University students, set within landscaped grounds. The grounds comprised hardstanding areas of car parking and pathways, lawns, areas of planted shrubbery and a number of mature trees. Existing habitat areas are listed in Table 1, in section 6.

SINC habitats

4.2 The site included a wide range of native and non-native tree species, including some mature specimens such as a maidenhair tree *Ginkgo biloba*, purple cherry-plum, Turkey oak *Quercus cerris*, lime *Tilia* sp., ash *Fraxinus excelsior*, a large, triple-stemmed hornbeam, walnut, cherry *Prunus* sp., Indian bean tree *Catalpa bignonioides*, four mature silver birch and beech *Fagus sylvatica*.

4.3 A group of mature and semi-mature trees located to the south-east was sufficiently dense to form a small patch of semi-natural broadleaved woodland. Species included cherry, silver birch, goat willow *Salix caprea*, hazel *Corylus avellana* and pedunculate oak *Quercus robur*. The understorey was dominated by common nettle and cow parsley. The buildings and boundary walls weres bordered by mature or large introduced shrub species.

4.4 Amenity grassland characterised the lawns, dominated by perennial rye-grass *Lolium perenne* .

4.5 Planted shrubbery dominated by mature, introduced shrubs was present around boundaries to the site. The buildings provided separation between the west, central and eastern gardens.

4.6 An area of native scrub dominated the north-east corner of the site and comprised elder and hazel with nettle, cow parsley and green alkanet.

Bats

4.7 A range of bat surveys have been carried out at the site including an external building inspection, ground-level tree assessment and dusk/dawn bat emergence/re-entry surveys. No bat roosts were confirmed within the site, albeit there is potential for roosting bats to be present. Of the buildings with bat roosting potential, Lord Cameron

Hall and Queen Mother's Hall are to be demolished, the Summerhouse is to be dismantled and relocated, and Lady Chapman Hall, Skeel Library and Chapel are to be extended. Two ivy-covered trees (T23 and T30 in the Crown Consultants arboricultural report) with low bat roosting potential are to be felled.

4.8 Details of bat mitigation required during the construction phase of the development is provided in Section 5 of this report. Details of proposed compensation and enhancement of the site for this species is provided in the Outline Management Prescriptions and Generic Management Prescriptions sections of this report (Sections 6 and 7).

Breeding Birds

4.9 The survey conducted for the Preliminary Ecological Appraisal in 2014 identified the presence of at least two active bird nests on the buildings in the site. The scattered trees, woodland, scrub and introduced shrub are likely to provide high potential for breeding birds and opportunities for foraging birds.

4.10 Details of mitigation relating to breeding birds during the construction phase of the development is provided in Section 5 of this report. Details of proposed mitigation and enhancement of the site for this species is provided in the Outline Management Prescriptions and Generic Management Prescriptions sections of this report (Sections 6 and 7).

5 Protected Species Mitigation

5.1 This section summarises the ecological mitigation required to avoid offences relating to protected and/or notable species. This is most relevant during the construction and landscaping phases.

5.2 As outlined in the baseline conditions, previous surveys have identified the presence or potential presence of protected species within the site. Any ecological pre-commencement works, including vegetation clearance or habitat creation works have the potential to impact on SINC habitats and protected species, including breeding birds and roosting bats. As such, appropriate mitigation and working practices to minimise the impacts are required and are outlined below.

BATS

Legislation

5.3 All species of bat are fully protected under the Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

- Deliberate disturbance of bat species as

  a) To impair their ability:

  (i) to survive, breed, or reproduce, or to rear or nurture young;

  (ii) to hibernate or migrate.[3]

  b) To affect significantly the local distribution or abundance of the species.

- Damage or destruction of a breeding site or resting place. Keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

5.4 Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (all bats).
- Intentional or reckless obstruction of access to any place of shelter or protection.
- Selling, offering or exposing for sale, possession or transporting for purpose of sale.

Potential Impacts

5.5 The demolition of Lord Cameron Hall and Queen Mother's Hall, the relocation of the

Summerhouse, the extension of Lady Chapman building, Skeel Library and the Chapel and the removal of existing trees (T23, T26 and T30 in Crown Consultants' 2014 arboricultural report) have the potential to impact on roosting bats, should they be utilising these buildings or trees for roosting at the time of works.

Measures to minimise impacts

5.6 A stringent precautionary approach should be employed, as set out in detail in the Bat Method Statement (The Ecology Consultancy, 2016). In summary, this sets out the requirement for updated internal building inspections, tool-box talk, soft strip of roof structures and other features of potential to support roosting bats in the buildings, climbed tree inspections and soft tree felling procedures and requirements for a sensitive lighting scheme. For further details please refer to the Bat Method Statement.

5.7 The Planning Authority and Nature Conservation Officer will be informed via email of the outcomes of the nesting bird searches.

BREEDING BIRDS

Legislation

5.8 With certain exceptions, all birds, their nests and eggs are protected under Sections 1 to 8 of the Wildlife and Countryside Act 1981 (as amended). Among other things, this makes it an offence to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built;
- Intentionally take or destroy an egg of any wild bird; and
- Sell, offer or expose for sale, have in your possession or transport for the purpose of sale any wild bird (dead or alive) or bird egg or part thereof.

5.9 Certain species of bird, for example redwing, receive additional special protection under Schedule 1 of the Act and Annex 1 of the European Community Directive on the Conservation of Wild Birds (2009/147/EC). This affords them protection against:

- intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young;
- Intentional or reckless disturbance of dependent young of such a bird.

Potential Impacts

5.10 It is likely that vegetation clearance will be undertaken in those areas that have the potential to support breeding birds during the bird nesting season (March to August inclusive).

Measures to minimise impacts

5.11 Any vegetation clearance should be done outside the bird nesting season which is normally considered to span the months March to August inclusive, to avoid any potential offences relating to nesting birds (Newton et al., 2004). Where this is not possible, a search for nesting birds up to 48 hours prior to vegetation clearance taking place must be undertaken by an experienced ecologist. If any nests are found, they must be protected by an exclusion zone. Works may then proceed up to, but not within, this exclusion zone, until such time as an ecologist confirms the young have fledged the nest.

5.12 The Planning Authority and Nature Conservation Officer will be informed via email of the outcomes of the bat surveys.

5.13 Toolbox talks will be given to relevant site operators to highlight the above legislation and procedures should they discover any birds or nests not identified by the ecology survey. If nesting birds are found at any time during clearance works, work must stop immediately and an ecologist be consulted immediately.

6 Management compartments – existing vegetation and proposed landscaping

6.1 The site has been compartmentalised in accordance with the Landscape Design Statement (Fabrik, 2015). Figure 1, at Appendix 1, maps each compartment in the site. The site is 3743m^2 in size and currently contains seven habitat types (as per the phase 1 habitat survey methodology) and listed in Table 1 below. The proposed development will contain the same number of habitat types but continous scrub and tall ruderal has been replaced with ephemeral (green roof) and pond (standing water) habitat. The total area of habitats before and after construction is also provided in Table 1.

Table 1: Habitat areas before and after development (m^2)

Habitat Type	Existing Area	Proposed habitats
broad-leaved, native woodland	111	681
Continuous scrub	723	0
Introduced shrub	1523	1331
Tall ruderal	969	0
Building	3618	5029
Hard standing	2130	2333
Amenity / semi-improved grassland	3196	2834
Pond	n/a	9
Ephemeral (green roof)	n/a	54

LOWER WESTERN GARDEN

Detailed description

6.2 A new building on the southern edge of this site will result in the loss of a small patch of semi-natural broadleaved woodland, described in 2.1. Approximately half of a large area of scrub in the north-west corner of the site, behind the Chapel, will be retained. The species composition is dominated by elder and hazel with an understorey of bramble *Rubus fruticosus* agg., nettle, cow parsley and green alkanet. There are also many self-sown seedlings of ash and sycamore *Acer pseudoplanatus*.

6.3 Dense patches of scrub also currently occupy the south-west boundary and an area to the south of the Chapel. Species include holly, spotted laurel, cherry laurel, rhododendron, hawthorn, *Weigela* and flowering currant *Ribes sanguineum*. By the south side of the Chapel are two fig *Ficus caria*.

6.4 Mature trees dotted among the scrub include ash, beech, lime and Turkey oak. There are also an immature laburnum, semi-mature hawthorn, cherry and Lawson cypress *Chamaecyparis lawsoniana*, and immature and semi-mature limes.

6.5 Approximately one third of the vegetated area, between the existing buildings (Chapel and Queen Mother's Hall), comprises semi-improved amenity grassland.

Construction and landscaping proposals

6.6 "Pavilions" with biodiverse green roofs are to be sited in the middle, eastern portion of this area, between the Chapel and the new building which will replace the Queen Mother's Hall. These have been specified by Fabrik as "low nutrient" (Emorsgate green roof seed mix rather than *Sedum*) with substrate depth varying from 80mm to 150mm to provide invertebrate microhabitat along with different substrate types, deadwood and rubble piles to further diversify the microhabitat. Detailed management information will be provided in the Green Roof Management Plan to provided by Fabrik..

6.7 The landscape architects propose that the remaining open area is developed as a secluded nature area, with minimal pedestrian access, creation of a 6m^2 wildlife pond and wildflower meadow; a yew hedge along the western boundary with the adjacent vicarage, and "Arts and Crafts style, organic" path surfaces of natural stone with pebble or tile detail. The Summerhouse "folly" is also to be relocated into this area. Fabrik (January 2016) propose that it is used for habitat interpretation boards and as an Arts and Biodiversity Education Resource. They recommend replacement of non-native and potentially invasive shrub species such as laurels, rhododendron, *Cotoneaster,* with native species.

6.8 Loss of some trees and woodland is to be compensated by planting of semi-mature trees and "multi-stemmed trees" that flower and fruit.

6.9 The summer house, is to be relocated to this part of the site and is the proposed location of the tool/store cuboard for the garden.

Management objectives to enhance biodiversity and any landscaping implications

6.10 The following management objectives have been identified:

- To manage this compartment as a secluded nature area, suitable for educational use and quiet enjoyment of nature by residents.

- To enrich remaining grassland with woodland edge species plug planting and manage as “shady summer meadow”.
- To preserve and improve the layered structure of the woodland habitat.
- To create additional wetland habitat in the form of a pond.
- To manage regrowth of spotted laurel and monitor for any reappearance of giant hogweed *Heracleum mantagazzianum* which formerly occurred in this area.

6.11 The intention to develop this area as a wildlife sanctuary “with minimal pedestrian access” will require some form of visual barrier in order to deterr most people from entering but still allow access. This can be achieved by planting a hedgerow around the perimeter of the area and by locating the entance at an oblique location / partially hidden by vegetation and set back from the main path. To prevent young children entering this area, a suitable barrier (gate) will be used.

6.12 Generic prescriptions for woodland edge, meadow and pond management are set out in Section 7 Generic Habitat Management Prescriptions.

CENTRAL COURTYARD

Detailed description

6.13 This is mainly an area of amenity grassland dominated by perennial rye-grass *Lolium perenne*, abundant self-heal *Prunella vulgaris*, frequent daisy *Bellis perennis*, dandelion *Taraxacum* sp., white clover *Trifolium repens*, and occasional Yorkshire fog *Holcus lanatus* and creeping buttercup *Ranunculus repens*.

6.14 A linear flowerbed borders the northern edge of the lawn and features a rich assemblage of mainly non-native flowers and shrubs. Species include dogwood *Cornus sanguinea*, Japanese barberry *Berberis thunbergii*, lavender *Lavendula* sp., *Weigela*, *Geranium* sp., pendulous sedge *Carex pendula*, Christmas berry *Photinia x fraseri* ‘Red Robin’, California poppy *Eschscholzia californica*, Darwin’s barberry *Berberis darwinii*, lungwort *Pulmonaria officinalis*, great mullein *Verbascum thapsus*, knotweed *Persicaria microcephala* 'Red Dragon', purple sage *Salvia officinalis*, Russian sage *Perovskia atriplicifolia*, *Penstemon* sp., Montbretia *Crocosmia x crocosmiiflora* ‘Lucifer’, catmint *Nepeta* sp., hedge bindweed *Calystegia sepium* and Canadian goldenrod. Although most of these species are non-native, they all have some wildlife value and should be retained if possible, with the exception of bindweed, which can be invasive.

6.15 There is a young monkey puzzle *Araucaria araucana* to the south of the Central Courtyard, an immature birch *Betula* sp. and goat willow. To the west of the Courtyard,

amongst introduced shrubs are a Turkey oak, four mature silver birch and two semi-mature rowan.

Construction and landscaping proposals

6.16 The landscaping intention is to maintain the flat lawn in deference to the formal setting associated with historic Kidderpore Hall, but also to introduce additional trees and shrubs around the west and south-east edges.

Management objectives to enhance biodiversity and any landscaping implications

6.17 The following management objectives have been identified:

- To manage as "spring meadow" (daisy lawn) grassland habitat.
- To manage and improve the shrub and herbaceous borders as woodland edge habitat.

EASTERN QUADRANGLE

Detailed description

6.18 A number of mature trees are situated within and around the edge of the quadrangle, including a large, triple-stemmed hornbeam, several walnut, cherry and an Indian bean tree. Less mature trees include a hawthorn and a *Magnolia*.

6.19 Lawn areas in the quadrangle are dominated by perennial rye-grass with occasional annual meadow-grass *Poa annua* and daisy.

Construction and landscaping proposals

6.20 The landscaping intention is to retain the significant mature trees and to enhance the "collegiate feel" with extra planting and a mown central lawn.

Management objectives to enhance biodiversity and any landscaping implications

6.21 The following management objectives have been identified:

- To maintain this area as woodland edge habitat under planted with shrubbery and featuring a central, glade-like lawn which can be managed as spring meadow.

AVENUE FRONTAGE

Detailed description

6.22 The southern boundary of the site, adjoining Kidderpore Avenue, is lined with the following specimen trees: a mature maidenhair tree, purple-leaved plum, Turkey oak, lime, ash, semi-mature *Magnolia* sp. and spindle *Euonymus europeaus*. There is also a line of semi-mature holly bordering the westernmost existing building.

6.23 The amenity grassland in this compartment consists of patches of moss, abundant perennial rye-grass and occasional daisy, annual meadow-grass, red fescue *Festuca rubra* and common bent *Agrostis capillaris*.

Management objectives to enhance biodiversity and any landscaping implications

6.24 The following management objectives have been identified:

- To manage this area as woodland edge habitat (tree, shrub and grassland mosaic)

EASTERN BOUNDARY

Detailed description

6.25 Four semi-mature holly trees and a single semi-mature elder line the south-eastern boundary, whilst off-site, adjacent to the eastern boundary is a mature London plane *Platanus x hispanica* and a semi-mature Leyland cypress *x Cuprocyparis leylandii*. A mature sycamore is also located off site, adjacent to the north-eastern corner of the site.

6.26 Tall ruderal vegetation grows around the margins of the existing car park in the north-eastern corner of the site. Abundant species include common nettle, ground elder *Aegopodium podagraria*, ivy, docks *Rumex* spp. and bramble. Frequent species include green alkanet, herb Robert *Geranium robertianum*, creeping thistle *Cirsium arvense*, Canadian fleabane *Conyza canadensis*, dandelion *Taraxacum* agg, prickly lettuce *Lactuca serriola*, hedge mustard *Sisymbrium officinale*, and willowherbs *Epilobium* spp. Occasional species include yellow corydalis *Pseudofumaria lutea*, buddleia, sow-thistle *Sonchus* sp., common mallow *Malva sylvestris*, wood avens *Geum urbanum* and self-seeded saplings of sycamore, holly and ash.

Construction and landscaping proposals

6.27 Construction work will necessitate the removal of 29 trees of which 23 are C category. They will be replaced with new tree planting.

Management objectives to enhance biodiversity and landscaping implications

6.28 The following management objectives have been identified:

- To manage this area as woodland edge habitat (tree & shrub mosaic)

6.29 The ruderal vegetation is composed mainly of self-sown species which most people view as weeds. There is therefore no need to retain it in the landscaping plan as nectar-rich, ornamental species could be of equivalent wildlife value.

7 Habitat management prescriptions

7.1 Across the different compartments in the site, the habitats will be managed in a way that will maximise the value to biodiversity and create a semi-natural feel. Appendix 2 includes a management schedule for each of the habitat areas, as described below.

BIODVERSE ROOFS

7.2 The biodiverse roof should be installed following the best practice guidance produced by the Green Roof Organisation (2011) and Buglife (Gedge et al. 2012). The Green Roof Directory, produced by Livingroofs.org provides a comprehensive online directory of green roof professionals, suppliers and installers, such as Green Infrastructure Consultancy http://greeninfrastructureconsultancy.com/ The biodiverse roofs will be managed by the site /community gardener as these areas will require watering/weeding from time to time. Further information regarding maintenance and management should also be supplied by the specialist contractor.

7.3 Planting should be inspected regularly for the first three months, watering plugs and seeds for the first four to six weeks until established (and in summer months if required). Health of seedlings should be monitored and additional sowing may be required if plants fail to establish.

7.4 The green roofs should be inspected annually in the autumn. The roofs should not be accessed for maintenance within the period March-August inclusive to avoid disturbance to breeding birds. The following tasks will be carried out as necessary:

- re-sowing if the number of wildflowers falls below an average of eight species per m2 or perennial grasses account for greater than 50% of the vegetation cover;
- removal of perennial grasses from the roof if they account for greater than 25% or more of the vegetation cover;
- inspection of drainage outlets to ensure water drains freely from the roof, unblocking as required; and,
- removal by hand of any aggressive or competitive species such as Buddleia Buddleja davidii or fleabane Conyza spp. which may have established when they account for 10% or more of the vegetation cover on the green roofs.
- Provide at least 15% of the green roof to remain bare, by creating small piles of soil and sand. This provides habitats for solitary mining bees.

"WOODLAND EDGE" HABITAT: TREE, SHRUB AND GLADE MOSAIC

7.5 A mosaic of mature and semi-mature trees with shrubby understorey borders much of the site, and interweaves with amenity grassland areas. Objectives are:

- To retain as much of this "woodland edge" habitat as possible; and to conduct new planting to compensate for that which is lost.
- To focus on the retention or formation of a layered vegetation structure, managing the shrub understorey to keep it thick and dense enough to provide cover and nesting habitat for birds.
- To gradually manipulate the shrub species composition to;
    - prevent invasion by species of low wildlife value such as spotted laurel, rhododendron, and to
    - preserve and retain shrub species, (including non-natives), of good wildlife value.
- To pre-emptively remove ash and sycamore seedlings to prevent them dominating the shrub layer in future years.

7.6 House sparrow, a London BAP priority species, particularly favours such dense, shrubby areas. The presence of mature tree cover next to grassland may also tempt attractive bird species such as song thrush and green woodpecker.

7.7 Recorded species of benefit to wildlife which should be retained if possible include; holly, Japanese barberry, ivy, dogwood, Mexican orange blossom, hornbeam, elder, hazel, bramble, *Hebe* sp, tree mallow *Lavatera arborea*, butterfly bush, *Viburnum* sp. and Oregon grape *Mahonia aquifolium*.

POND

7.8 The pond profile will be sculpted according to the landscape architect's specifications to maximise wildlife value by including:

- A shelf for establishment of marginal, aquatic plants;
- areas of shallow water depth to encourage amphibians, along with
- deeper areas for overwintering amphibians and to provide for free-floating oxygenating plants and those which root at greater depth.
- Areas of denser vegetation need to adjoin the pond to provide cover for amphibians.

7.9 Where possible, the pond should be created in late summer/early winter, to allow it to naturally fill with rainwater throughout the winter, topping up with water from the closest water butt if needed. The pond should be planted in early spring with native plant species of local provenance (sourced from the local area) where possible.

7.10 Future management will need to focus on regular control of pond vegetation so that it does not take over. A detailed specification will be included in the landscaping management plan.

SHADY SUMMER MEADOW

7.11 The Biodiversity Enhancements Addendum Report (Fabrik, 2016) specifies that existing species-poor amenity grassland in the Western Lower Garden will be "cultivated and seeded with shade tolerant wildflowers characteristic of native woodland ground flora".

7.12 This shade-tolerant grassland will need to be cut once a year in September to prevent succession to scrub. The cutting frequency may need to be increased if invasion of tree seedlings becomes an issue; or possibly decreased if the level of shade stunts growth of grass species. From a wildlife perspective, it would be better to cut some areas only once every two years, e.g. to cater for pupae of Skipper butterflies which overwinter in grass stalks.

7.13 Depending on the extent of this meadow area, it may be necessary to cut access paths in the sward more regularly, which will give the area a more cared for (and safer) appearance.

7.14 Meadow management in this location is probably a task suited to Green Gym or Friends Group volunteers.

SPRING MEADOW OR DAISY LAWN

7.15 The existing amenity grassland areas in the Central Courtyard and Eastern Quadrangle will continue to be managed as formal lawn areas, in keeping with the historic setting. However, if the commencement of mowing in early spring can be deferred a few weeks (until mid to late May dependent on weather conditions), this will allow the daisies and self-heal flowers already present in the sward to provide an attractive flowering period, without allowing the grass to become too long for mowing.

7.16 The sward can also be enriched with plugs of other wild flowers which will survive regular mowing, such as cowslip *Primula veris*, bird's foot trefoil *Lotus corniculatus*

(also a food plant for the Common Blue butterfly), common sorrel *Rumex acetosa*, lady's bedstraw *Galium verum*. Minimum cutting height should be 5cm.

RAINWATER HARVESTING SYSTEM

7.17 Mount Anvil commissioned MKP Consultants to undertake a feasibility study on rainwater harvesting at Kidderpore Avenue, (MKP Consultants, April 2016), to recycle rainwater for non-potable uses such as WC flushing, vehicle washing etc. Whilst the site plan indicates a substantial area of landscaping, the constraints imposed by the basement car park and the numerous existing tree root protection zones, means there is insufficient space to accommodate a rainwater harvesting tank. The report concluded that due to the large size of the storage reservoir required and physical constraints of the site, that the capital and maintenance costs would result in a zero nett saving compared to Thames Water utility bills, and did not recommend implementation of such a project.

7.18 It is feasible however to harvest rainwater for the purpose of irrigating landscaped areas. This would be via a number of water butts and self-irrigating planting beds. The features will be managed by the community gardener/volunteers and residents for their personal use as well as for the site. Proposed locations are detailed in Fabrik's Habitat Enhancement Location Plan according to access criteria, building aesthetics and underground drainage layouts. The key proposed features are:

- Rainwater butts – attached to downpipes adjacent to the larger landscaped areas of Western Lower Garden, Central Courtyard and Eastern Quadrangle.
- Self-irrigating planting beds – downpipes located adjacent to a planted area, will discharge via an irrigation pipe into the planting bed, which will also be equipped with an overflow pipe to avoid flooding during heavy rainfall.

It may also be possible instal an 'egg grate' layer under the main lawn area in the Central Courtyard and under the green roofs, providing this does not harm plants in the long term.

HABITAT CREATION PROJECTS

7.19 The Section 106 agreement and Biodiversity Enhancements Addendum Report (Fabrik, 2016) also specify inclusion of other features to benefit and attract wildlife. These will include:

- At least 2 stag beetle loggeries, built by stacking deadwood and located in the western lower garden and/or the biodiverse roofs.

- At least 1 bug hotel, built as a standalone feature or affixed to a tree or wall and utilising a range of materials such as bamboo canes, fir cones, untreated wood with drilled holes and twigs.
- At least two bird boxes, affixed to retained mature trees in the western lower garden and eastern quadrangle. Boxes should be at least 3m above the ground to avoid cat predation and unobstructed by vegetation.
- At least 4 bat boxes affixed to retained mature trees in the western lower garden or the walls of the buildings to the north of the western lower garden. Bat boxes should be located at least 3m above the ground facing a south-westerly, southerly or south-easterly direction with a clear approach for bats. Th bat boxes will not be lit directly by artifical lighting.
- At least 2 hedgehog houses, located beneath the yew hedgerow or in long grassland in the western lower garden.
- At least two swift bricks built into the new structures of the new buildings in the north west of the site. Swift bricks should be located at the top of the walls beneath the eaves of the buildings.
- Trees marked for removal will be retained where possible as standing/piles of deadwood. Where this is not possible due to limited space during or post construction, finding a tempoary or permenant donor site will be identified.
- Arisings generated from grounds maintance work will where possible be retained on site for use as habitat – eg: dead-hedging, seating, stepping stones. Any excess logs/wood chip that cannot be accomodated on site we be made available for collection and for the use on other SINC sites in Camden.

7.20 All of these features need to be specified in the landscaping proposals. As these are rewarding projects to be achieved by school or resident groups, it may be possible to facilitate some practical involvement by such groups during the construction phase (see Section 8 Plan for Community and Educational Use).

7.21 As the construction work will require some tree removal and shrub clearance, the contract needs to specify the retention of one of the felled trees and brash from the shrubs on site for use in creation of the stag beeting loggeries and the bug hotels.

GENERAL SITE MANAGEMENT TASKS & SUSTAINABLE HORTICULTURAL PRACTICE

7.22 A maintenance contract will be put in place soon after completion of the development. As it is a Section 106 stipulation to closely involve the community in the site's management, it will be important to ensure the appointed contractor has appropriate personal aptitude, and is suitably qualified, to manage both retained wildlife habitat and more formal landscaped areas. Equally the maintenance contract will need to be tailored to suit the varied site conditions and management aims and objectives, in order to fulfil the ten year plan and long term stewardship of the site. Without such a contract in place a drop in quality and standards can slip, even where volunteers and maintenance staff are involved.

Contractor skills and personal qualities

7.23 The following skills and personal qualities will be important for the appointed maintenance contractor:

- Consultation between parties, maintaining good relationships, and nurturing a passion for the grounds, in staff and residents, is important.
- To ensure engagement extends to include residents with private gardens, the local community, children and those working on or near the site;
- Grounds staff will be in a unique position to meaningfully consult with residents about site management. Contractors can potentially stimulate volunteering and raise community spirit, thus helping to realise well-being benefits for residents.
- The grounds maintenance contract needs to be about managing and improving wildlife habitat value and not just about maintenance. This requires relevant, specialist knowledge.
- The grounds maintenance contract must be reviewed by an ecologist to ensure it is written appropriately for the site, and is versatile enough, rather than stipulating practices that could be detrimental to wildlife.
- The contractor should adhear to best practise as detailed in this publication . http://webarchive.nationalarchives.gov.uk/20110118095356/http:/www.cabe.org.uk/publications/making-contracts-work-for-wildlife -

Maintenance contract format and contents:

7.24 The following considerations should be made when writing the maintenance contract for the site:

- Contract should be worded to focus on 'outcomes' rather than 'inputs', giving the flexibility required to develop and improve habitats on site.

- This management and education plan must be appended to the grounds maintenance contract.
- Information should be provided in the form of pictorial depictions of grounds:
    - for benchmarking, and to accessibly indicate the current standard and quality to be aspired to;
    - so residents and landlords can understand what's stipulated;
    - to be a clear guide to contractors.

Sustainable horticulture

7.25 Adherence to the following practices will ensure sustainable horticulture. This is outlined in greater detail in the Landscape and Maintenance and Management Plan (April 2016, Fabrik):

- Source planting stock from companies who have adopted the Flora Locale Code of Practice.
- Use peat-free compost and organic plant feed (if needed).
- Use drought tolerant species and/or water-retaining mulches as much as possible.
- Do not use pesticides and use alterntive meaures if necessary.
- Use established rainwater harvesting techniques to collect rainwater from the development's roofs and store it for irrigation.

8 Plan for community and educational use

OBJECTIVES

8.1 The following objectives have been identified for the community and educational use of the site:

- Through the Community Working Group, to establish links during the construction stage with relevant community groups and educational establishments, to engage their commitment to being involved in managing and using the site.
- To form a sub-Working Group who can plan engagement events and publicity material ready for the arrival of new residents.
- Post-construction, to form a Friends Group who will be supported by the managing agent to lead on management and improvement of the new open space.

CONSTRUCTION STAGE

8.2 Contact relevant parties via the Liaison Officer appointed to the Community Working Group, to become involved in the site, such as:

- Local residents, business representatives and faith establishments.
- Environmental education centre staff at Camley Street and Hampstead Heath who may be able to help facilitate educational use and involvement in the site by the two local schools and Hampstead School of Art.
- The Conservation Volunteers who may be able to catalyse a Green Gym group for the site.
- Children's Centre, (if there is one in close proximity), who may be able to use the site as a Forest School.
- Heath Hands (the volunteer group who are very numerous and active at Hampstead Heath).
- The Camden Society Mill Lane Gardening Project http://www.thecamdensociety.co.uk/ourbusinesses/milllane is looking for a local site where horticultural trainees can acquire skills to transition into careers within the sector. Michael Inman will be contacted to explore the potential to provide a sustainable work force for the site. (Michael.Inman@TheCamdenSociety.co.uk).

8.3 A community tool store will be created in readiness for practical community involvement. This is to be located in the re-located summer house, in the Lower Western Garden, A list of suitable tools, equipment will be provided that are considered essential

and awkward to transport from off-site (e.g. wheel-barrow, spades and shovels). Liason with volunteer gardening groups (Camden Society or Green Gym) will be contacted in order to determine which tools will be most usefully purchased and stored on site.

MOVING IN STAGE

8.4 At the moving-in stage, the following measures are recommended:

- Prepare a flyer or information pack for new residents about their special open space, including a summary of the SINC citation, a list of the Camden BAP species targetted by the enhancements, information on the planned welcome events (see below) and details on the managing agents and volunteer groups involved in the creation and ongoing management of the site.
- Arrange at least two biodiversity-themed welcome events, (e.g. evening bat walk, weekend picnic and guided walk, exhibition in Summerhouse), which aim to provide a fun introduction to the attractions of the site, but which also ask people to sign up to forming and joining a Friends group.
- Contact the London Wildlife Trust or the Ecology Consultancy for advice on the producing the information pack,
- Invite all new residents and other local people and schools to make suggestions on a new name for the open space.

THE POST-CONSTRUCTION FUTURE

8.5 Although it is desired that the future open space management is resident-led, it is not feasible for all required management and maintenance work to be conducted by residents on a voluntary basis. It is recommended that any horticultural staff are employed as “Community Gardeners”, and have “community liaison and working with community groups” included in their job description (as described in greater detail in paragraph 7.17).

8.6 The formation of a constituted Friends Group should be supported. Ideally, the Community Working Group Liaison Officer will be retained post-construction to facilitate this task. The Friends Group will wish to set their own priorities and projects but suggestions for early projects for their consideration include:

- Designing a Tree Trail and labels for trees to interpret the interesting array of species present.

- Work with residents, local community, school groups, adult working parties to install some popular habitat features such as hedgehog houses, bug hotels and stag beetle loggeries.
- Training in wildlife surveying by London Wildlife Trust so the Friends are able to assist with the Annual Biodiversity Survey required by the Council as part of the Section 106 Agreement.
- A possible project to grow fruiting trees and shrubs for the benefit of residents and wildlife (a Community Orchard). The current fig trees growing by the Chapel could form a nucleus.
- A specific project to engage those new residents who have private gardens, and who may be more "green fingered" and interested in helping than others.
- Create/develop a seasonal task list (alongside the management schedule) to engage local vounteer task force of the different tasks throughout the year.
- Commission a suitable qualified ecologist to undertake a revised survey of the SINC a year after completion of the project and in accordance with the revised Greater London Authority methodology. The SINC citation and widllife species recorded to be provided to GIGL, Camden and the National Biodiversity Network as necessary.

8.7 Arrangements must be made to undertake annual biodiversity surveys to monitor the effectiveness of management for wildlife and adapt it accordingly. Where possible, local volunteers accompanied by a licensed or experienced ecologist will undertake the surveys in order to increase interest in the wildlife value of the site and facilitate a sense of ownership of future surveys, monitoring and data collection.

8.8 The surveys should include:

- A bat survey to identify foraging activity and potential roosts;
- A habitat survey in accordance with the GLA SINC methodology (including the green roofs);
- A bird survey to identify breeding and foraging activity;
- An invertebrate survey to identify value of the site to this species group.

8.9 Results of the surveys must be submitted to Camden Council and Greenspace Information for Greater London (GiGL). The annual survey results submitted to Camden should be accompanied by evidence of positive conservation management action.

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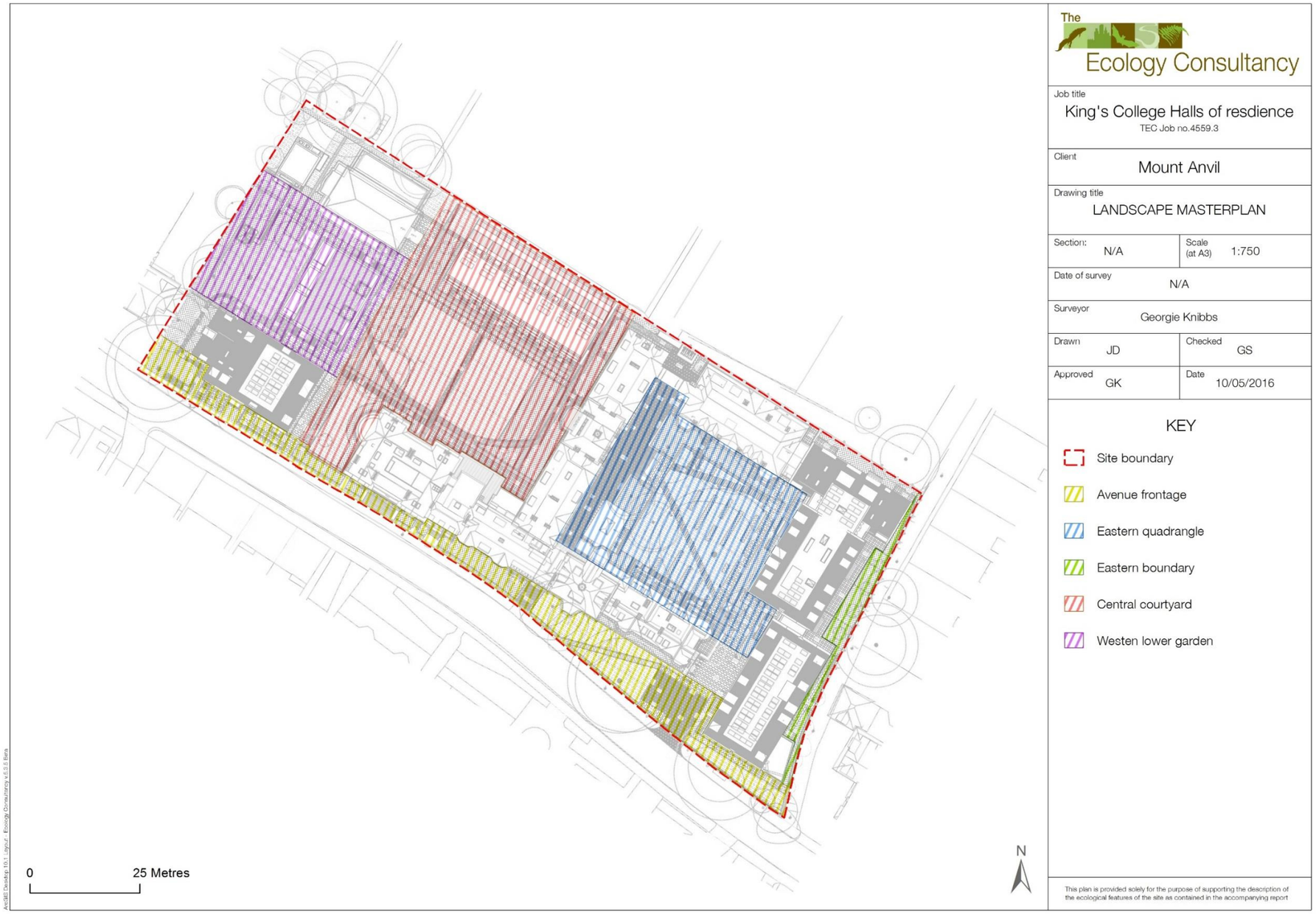
Appendix 1: SINC Compartment Plan

FIGURE 1: SINC COMPARTMENT PLAN



Appendix 2: Management schedule

Management tasks	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Y1-2	Y3-4	Y5-6	Y7-8	Y9-10
Biodiverse roof (further information to be provide by specialist contractor)									
Install biodiverse green roofs	✓								
Watering of seeds/plugs on biodiverse green roofs	✓	✓	✓						
Maintenance of green roofs	✓			✓	✓	✓	✓	✓	✓
"Woodland edge" habitat: tree, shrub and glade mosaic									
Erection of protection fencing around retained woodland/trees/shrubs	Throughout								
Vegetation clearance to avoid bird nesting season	✓			✓	✓	✓	✓		
Prepare soil, plant, stake, protect and mulch trees, large shrubs and formal hedging	✓			✓		✓	✓		
Maintain a 1m weed free ring around the base of each newly planted tree by hand weeding operations	As required								
Remove any self-seeded or suckering material (e.g. sycamore saplings) in autumn				✓			✓		
Check stakes and ties for looseness, breaks or decay and adjust, re-fix or replace defective items (each monthly maintenance visit i.e. 12 per year)	As required						✓		
Remove stakes and ties between 3-5 years or when specimens are established and firm on their root system							✓		
Water new planting and continue as necessary to ensure good establishment/health	As required								
Annual inspection of trees, outside of bird nesting period and following severe weather conditions				✓		✓			
Ensure trees remain firmly bedded after disturbance and re-firm as necessary	As required						✓		
Replacement planting of any dead or failing trees/shrubs planted in year 1. Replace in accordance with original specification unless instructed otherwise.	✓			✓			✓		
Removal of any dead, dying or dangerous trees/limbs. Trees should first be assessed for bat potential by quitably qualified ecologist. All works are to be carried out in accordance with BS5837:2005 Trees in Relation To Construction. Deadwood to be retained on site for habitat creation projects.				✓	✓				
Pond									

Management tasks	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Y1-2	Y3-4	Y5-6	Y7-8	Y9-10
Create the pond in autumn and allow pond to fill naturally with rainwater				✓					
Plant pond margins in early spring and avoid use of fertilisers which could cause nutrification of the pond water. Ongoing removal of marginal weeds outside of amphibian breeding season (March – July).	✓		✓				✓	✓	✓
Top-up water levels in summer months following long periods of dry weather if required. Use water butts to collect rainwater, do not top-up with tap water.			✓		✓	✓	✓	✓	✓
Ongoing monitoring of aquatic vegetation, and removal of any Schedule 9 plants or native plants if the pond becomes choked. Removal of excess of aquatic vegetation outside of amphibian breeding season (March-June)			✓		✓	✓	✓	✓	✓
Shady summer meadow									
Prepare soil and sow woodland wildflower seed in spring and or autumn		✓							
Following spring sowing, cut any growth to 4-7cm in autumn (Sept) to prevent grasses and annuals from out competing perennial species, remove all arisings to compost bins. Cut majority of western lower garden once per year, in September			✓		✓	✓	✓	✓	✓
Monitoring of establishment of wildflower grassland and over-sow mix as required	As required								
Cut pathways up to four times per year to give a safe, accessible feel		✓	✓	✓	✓	✓	✓	✓	✓
Cut edges and 0.5m buffers around trees once every other year, in autumn, to give opportunities to overwintering invertebrates			✓			✓		✓	
Control undesirable herbaceous and woody material via hand weeding. Use of herbicides to be minimized, but may require spot spraying of any pernicious weeds during establishment	As required						✓		
Spring meadow / daisy lawn									
Plug planting of spring bulbs in autumn			✓	✓					
First cut of the year in late May, with weekly mowing throughout the summer months (Jun-Aug) and fortnightly mowing during autumn (Sep-Nov)		✓	✓	✓	✓	✓	✓	✓	✓
Control undesirable herbaceous and woody material via hand weeding. Herbicides to be minimised. Avoid areas of bulb planting	As required						✓		
Allow foliage to die back naturally once flowering has ended. Do not remove foliage when green. Do not mow grassed areas containing bulbs until foliage has browned	As required						✓		
General site management and sustainable horticulture									

Management tasks	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Y1-2	Y3-4	Y5-6	Y7-8	Y9-10
Incorporate organic matter into soil during planting of herbs and shrubs and mulch surface		✓	✓			✓			
Water new planting and continue as necessary to ensure good establishment/health. Use rainwater havesting techniques	As required								
Improve soil with composted material and re-mulch (every two years)	✓			✓		✓		✓	
Application of granular fertiliser (15:15:15) in spring, preferably organic		✓					✓		
Monitor for Schedule 9 non-native pests, such as harlequin ladybirds, and non-native plants annd remove using bio-control measures and hand-weeding if required. Seek advice from suitably qualified ecologist as appropriate	As required								
Stag beetle loggeries and bug hotels									
Create two logs piles and one bug hotel from felled timber and brash from vegetration removal	✓			✓	✓	✓			
Check and replace rotting timber in log piles and monitor structural security of bug hotel.	As required.								
Artificial bird nesting boxes									
Install bird boxes				✓					
Post installation check of bird boxes (by ecologist/ornithologist)				✓	✓				
Clean out bird boxes (excluding swift) every 2 years				✓			✓		✓
Check fixings on bird boxes				✓			✓		✓
Repair and replace bird boxes				✓	As required				
Monitor use of bird boxes (can be carried out by site occupants)	Throughout								
Reposition unused boxes and/or buy further boxes if successfully used and as part of next phase of development				✓			✓		
Artificial bat roosting boxes									
Install bat boxes/roost				✓					
Post installation check of bat boxes (by ecologist)				✓					

Management tasks	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Y1-2	Y3-4	Y5-6	Y7-8	Y9-10
Clean out bat boxes annually (April and/or October). A licenced Bat Work may be required if bats are present						✓	✓		
Check fixings on bat boxes				✓			✓		
Repair and replace bat boxes (Oct)				✓			✓		
Monitor use every two years with emergence surveys (Jul-Sep)			✓				✓		
Reposition unused boxes and/or buy further boxes if successfully used and as part of next phase of development				✓			✓		

The Ecology Consultancy

The Ecology Consultancy is part of the Temple Group.

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Appendix G
Planning Landscape Design Statement

Kidderpore Avenue, Hampstead

Landscape Design Statement
2nd July 2015
Rev 03

Contents

1.0 Introduction

The landscape strategy for the Site delivers the development objectives identified below having drawn on the opportunities and constraints provided by the Site, and following numerous discussions with Camden Borough Council and public consultation. Careful consideration and an appropriate response to the various public realm and landscape components, has led to the formation of a cohesive landscape masterplan.

The following principles have been adopted to help steer the design process:

• The retention of high value existing trees

• The strengthening of the green infrastructure, creating green corridors that connect north-south to the Site's surrounding context.

• The enhancement of the biodiversity across the Site.

• Landscape treatments that are appropriate to the Site's context and scale, thus unifying the scheme.

• The form of the proposed development, with the retained buildings, will guide the choice of materials to make distinctive, memorable spaces.

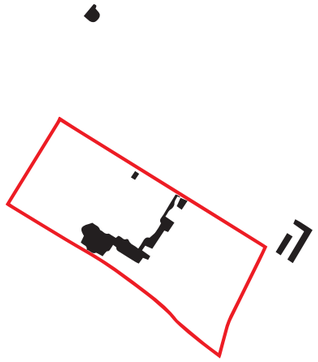
• Connectivity through the Site will be rationalised, offering a hierarchy of routes. This will encourage safe access for pedestrians and wheelchair users as well as providing appropriate access for services.

• A series of public spaces will help to provide a clear image of legibility that is easy to navigate. These spaces are inclusive, promoting a feeling of safety and security for both residents and the wider community.

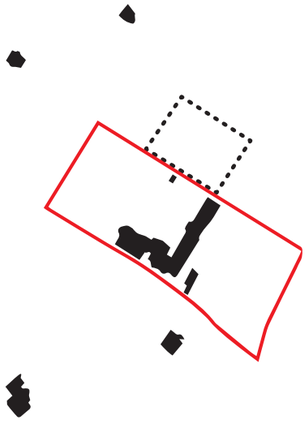
2.0 Site Analysis

2.1 Historical Progression - Urban Grain

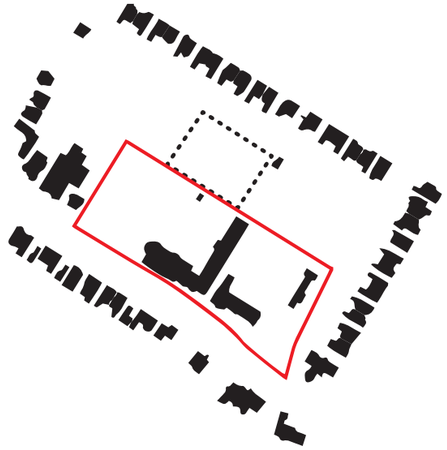
1879
Isolated hilltop house with carriage drive & extensive grounds.
Summerhouse apparent
Garden orientation North East.



1896
Reservoir to North
Isolated detached houses in former grounds
Consolidation of built form (Maynard Wing)
associated with Westfield College

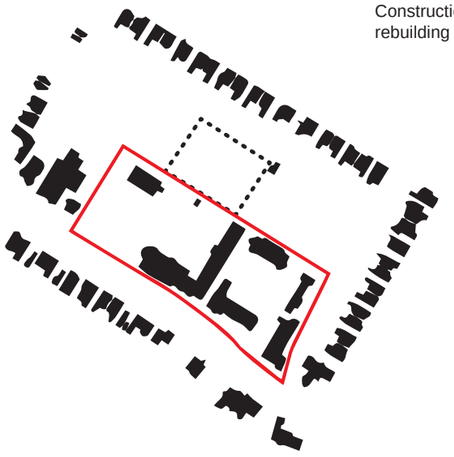


1910
Disassociation of wider grounds through building of town houses.
Construction of Skeel & Dudin Brown complete
Element of former laboratory building to the north east of the site.
St Lukes Church to West.

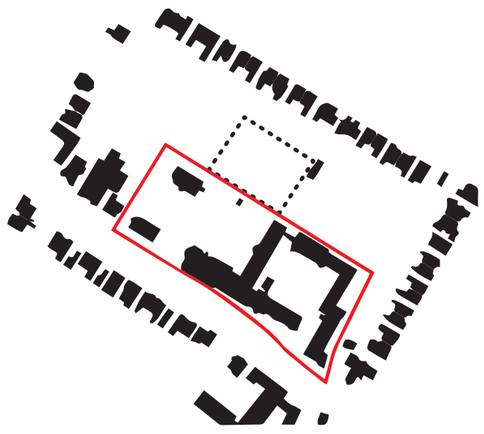


1930
Construction of Chapel to North West, Lady Chapman to North East
Completes enclosure of Eastern Quadrangle.

1936
Construction of Lord Cameron Hall complete.

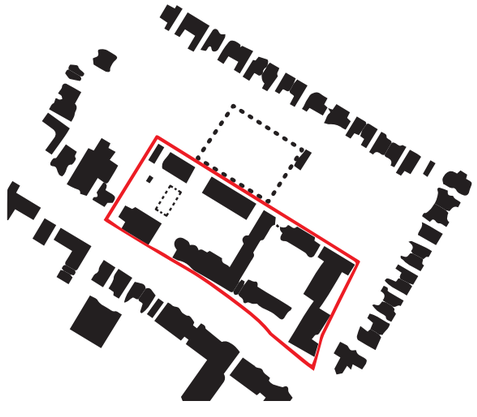


1970/80's
Construction of Queen Mother's Hall & rebuilding Rosalind Franklin Hall



1996
A plan showing the implemented development

Proposed

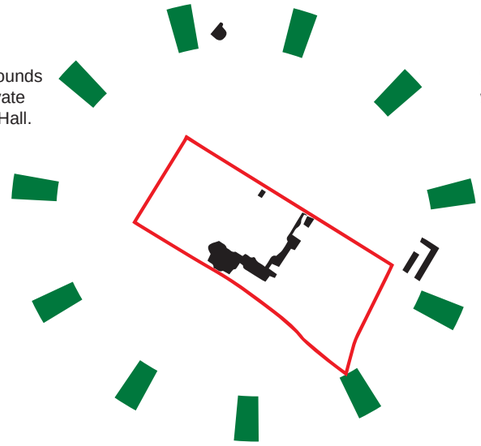


A review of the historical maps has shown how Kidderpore Hall has evolved from an isolated hilltop dwelling to cluster of collegiate buildings framing a series of courtyards.

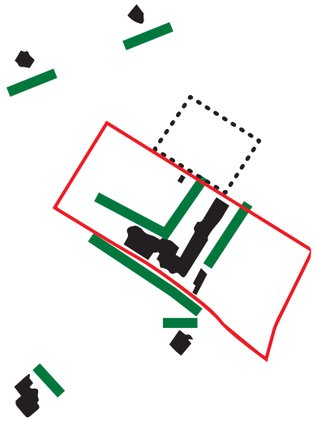
2.0 Site Analysis

2.2 Historical Progression - Spaces

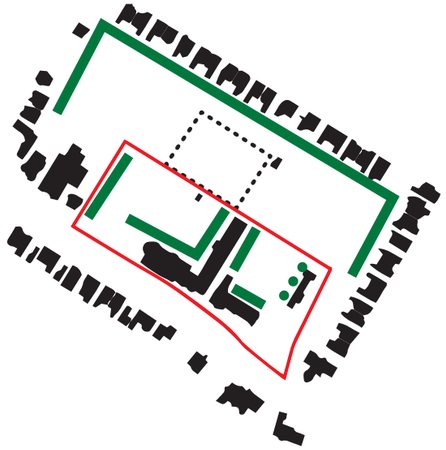
1879
Open and extensive grounds associated with the private dwelling at Kidderpore Hall.



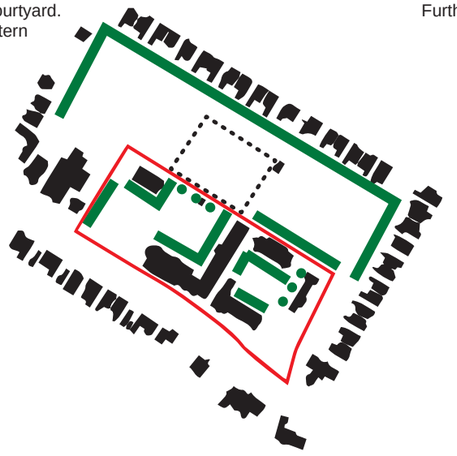
1896
Spaces divided by built form emerging within wider panorama. Gardens to north lost to reservoir.



1910
Further framing to eastern courtyard. Built form providing visual backdrop to all aspects.

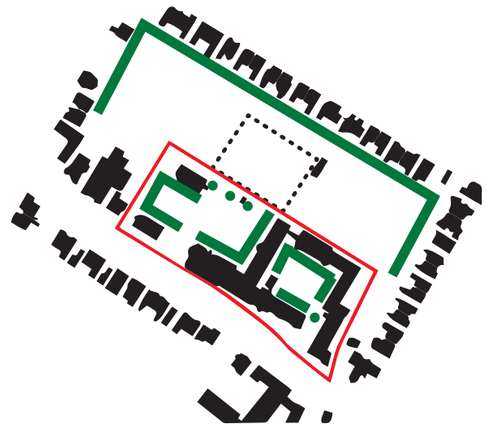


1930
Further enclosure to eastern courtyard. Chapel starting to enclose western courtyard.



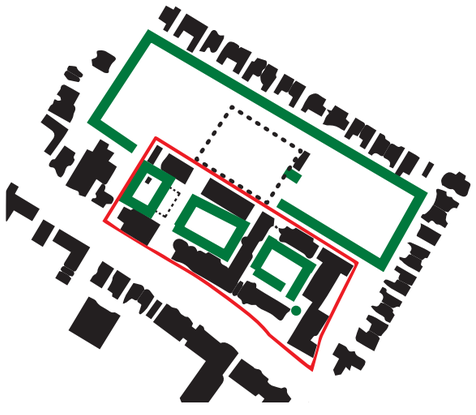
1936
Further enclosure to eastern courtyard.

1970/80's
Completion of eastern courtyard enclosure. Southern edge of western courtyard enclosed.



1996
Northern boundary development completely severs relationship to north and absorbs the Chapel. Summerhouse is relocated as a built element set amongst trees located on dividing line between the western lower garden and central quadrangle

Proposed
Reduction in massing on northern boundary giving the Chapel more space and an improved relationship with its setting. Pavilions added on embankment as a recessive element between the western lower garden and central quadrangle. This completes the series of spaces.

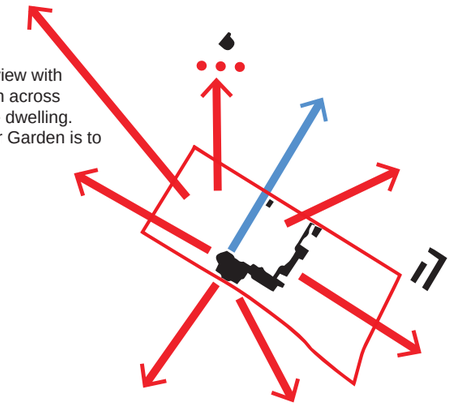


The space around the Hall has changed from one that was open and expansive, related to a far wider landscape to one that is enclosed, intimate and closely related to the adjacent buildings through a series of courtyards.

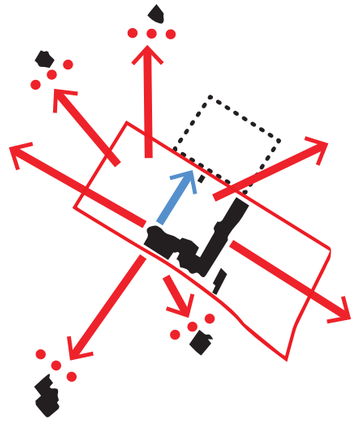
2.0 Site Analysis

2.2 Historical Progression - Views

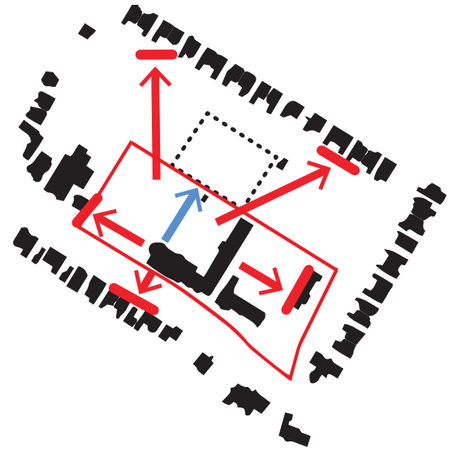
1879
Open and extensive view with little visual interruption across grounds of the private dwelling. Primary visual axis for Garden is to North East



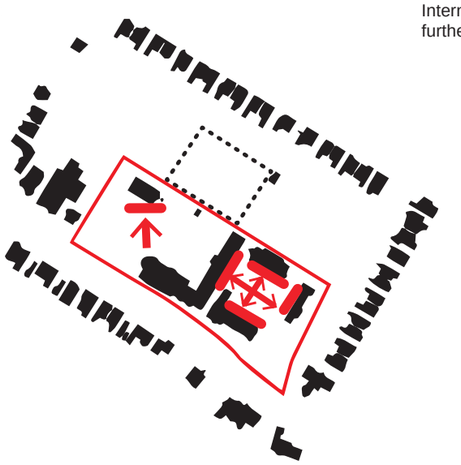
1896
Isolated dwellings beginning to become part of wider vistas. Views of the north now include the reservoir. Primary visual axis for garden is now truncated by reservoir.



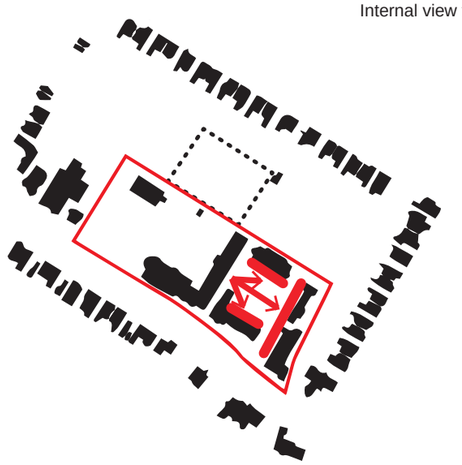
1910
House visually dissociated from wider landscape. Views to north, south, east and west truncated.



1930
Internal views to east and west foreshortened.

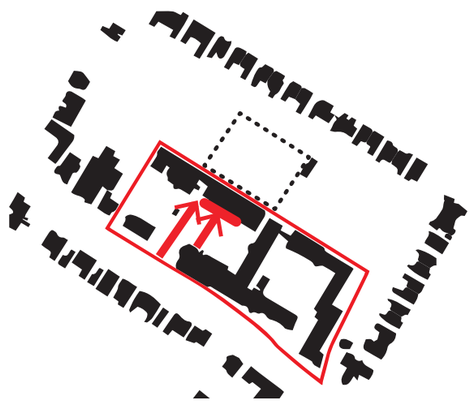


1936
Internal view in eastern courtyard further foreshortened.

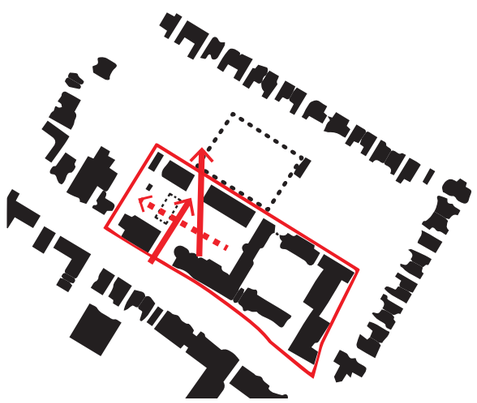


1970/80's
Internal view to east foreshortened

1996
Final visual link to north severed.



Proposed
Improved visual permeability of northern edge.
Framing of western lower garden and central quadrangle.
Public view to Portico of chapel.



As the adjacent built form has emerged views have ceased to be long distance and panoramic and are now very localised and primarily across the internal courtyard spaces. The view between the central and western courtyards is separated by a line of trees.

2.0 Site Analysis

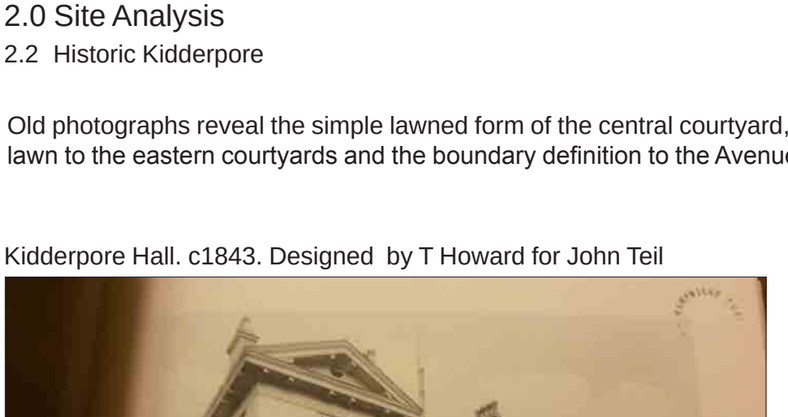
2.2 Historic Kidderpore

Old photographs reveal the simple lawned form of the central courtyard, the formality of the entrance to the Hall, the importance of the trees and lawn to the eastern courtyards and the boundary definition to the Avenue frontage.

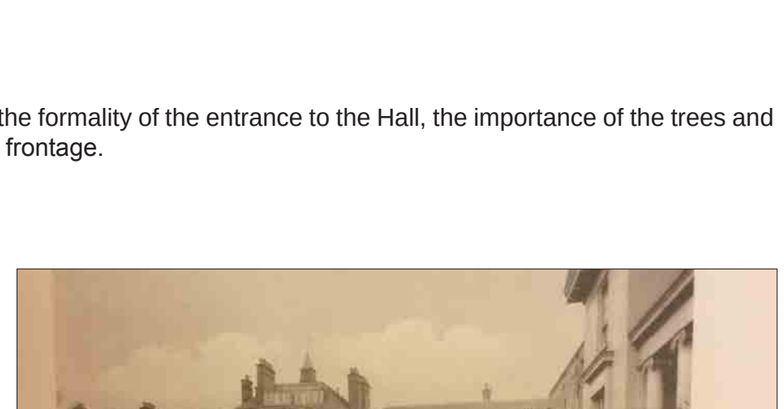
Kidderpore Hall. c1843. Designed by T Howard for John Teil

Kidderpore Hall frontage onto Kidderpore Avenue

Looking across the central Garden toward Maynard Wing



Eastern Quadrangle looking toward Maynard wing and Lady Chapman Hall



Westfield college from Kidderpore Avenue

The Central Garden in front of Kidderpore Hall

3.0 Existing Landscape Plan

Analysis of the site as it exists today has revealed:

Tree Cover - There are a number of important trees. Two trees are protected by Tree Preservation Orders - a Beech and a Turkey Oak. Within the Western Lower Garden, are a selection of mature trees and self sown saplings.
Along the bank separating the lower garden from the central garden is a bank of Silver Birch underplanted with evergreen shrubs.
The Central Courtyard contains notably a Turkey Oak to the south western corner and a Monkey Puzzle to the front of Bay House.
Impressive specimen trees provide extensive canopy cover within the Eastern Quadrangle.

The Avenue Frontage benefits from mature trees to the West. The bank to the east of Queen Mothers Hall is planted with a variety of low amenity value trees underplanted with evergreen shrubs and a solitary Silver Birch.

A detailed tree survey and arboricultural impact statement has been prepared by Crown Arboricultural Consultants.

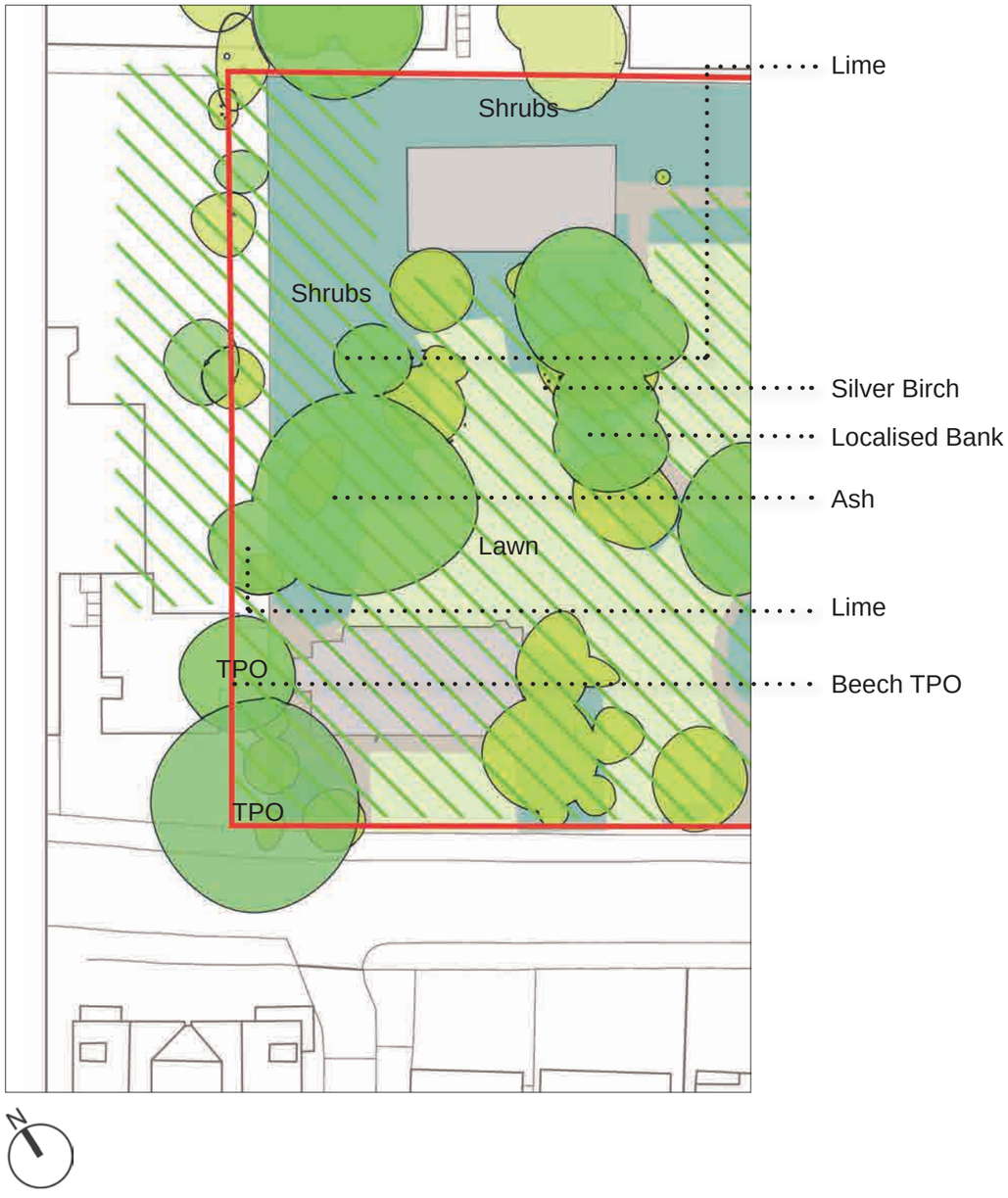
Ornamental Planting - Mature and overmature primarily evergreen shrub planting is found throughout the site, much is kept formally clipped. The flower border to the north of the Central Courtyard has been left unmaintained and much has gone to weed.

Level Changes - The Site sits at the crest of a hill approx 98.00 m AOD. The site falls away to the west to a low of 92.75m AOD with ± 2.0m fall within the treed bank to the Central courtyard which divides this space from the lower Western Garden.
The Eastern Quadangle is a broadly level lawn area crossed by paths, it is separated from the Maynard Wing by a level difference of 1.5m taken up with a retaining wall and a civic scale stairway.
To the east of the Quadrangle is a marked level difference of approx 1.8m taken up by a brick faced retaining wall with an access stairway.

Boundaries - There are a variety of boundary treatments inluding; Low concrete post and mesh fencing, timber fencing and brick walls

3.0 Existing Landscape

3.1 Western Lower Garden



Lime *

Silver Birch

Beech

Ash

The Western Lower Garden is set to the bottom of a localised embankment. It's boundary with the adjacent church is a low concrete post and mesh fence behind an area of shrub and ground cover.

A concrete plinth exists in this area. This was for the translocation of the Summerhouse, setting it amongst the vegetated boundary between the western and central courtyards.

* Stock Photo

3.0 Existing Landscape

3.2 Central Courtyard

The Central Courtyard has retained some of its historic formality. It is a simple level area laid predominantly to lawn. To its north, and behind a cleft pale fence are the former flower beds which are now full of weeds. These extend up and over the summerhouse, located to the centre of the beds.

A curved footpath wraps around the lawn along the southern edge centred on Kidderpore Hall.

This space is visually and physically separated from the Western Lower Garden by topography and a ‘belt’ of vegetation.

Silver Birch

Flower Border

Turkey Oak

Monkey Puzzle