

3.0 Enhanced Tree Strategy






3.2 Enhanced and Revised Tree Plan

Changes have been made in response to comments raised by officers, the enhanced tree plan shows the provision of eight additional trees. This plan clearly highlights the importance of the existing green and biodiverse infrastructure within the site. The inclusion of these additional native species that are proposed at appropriate locations between the buildings within the open spaces will augment the existing green infrastructure and enhance the setting of the buildings

In addition to the above, Mount Anvil are proposing a section 106 contribution towards the planting of additional trees within the Redington Froggnal Conservation Area, an exercise that can be guided by the local community. This will be included as part of the financial contribution (via the S106) towards improvements and enhancements to other SNCIs within the borough.

As part of the implementation of the scheme 29 trees will be removed, of which 23 no. are C category (unremarkable trees of low quality and merit). Individual specimens are not considered to be a material planning consideration and a further 6 no. are B category (trees of moderate quality with a life expectancy of 20+ years, usually maturing trees, or younger trees with good form). Please refer to Interim Impact Assessment Plan as included within Appendix 1.

Legend

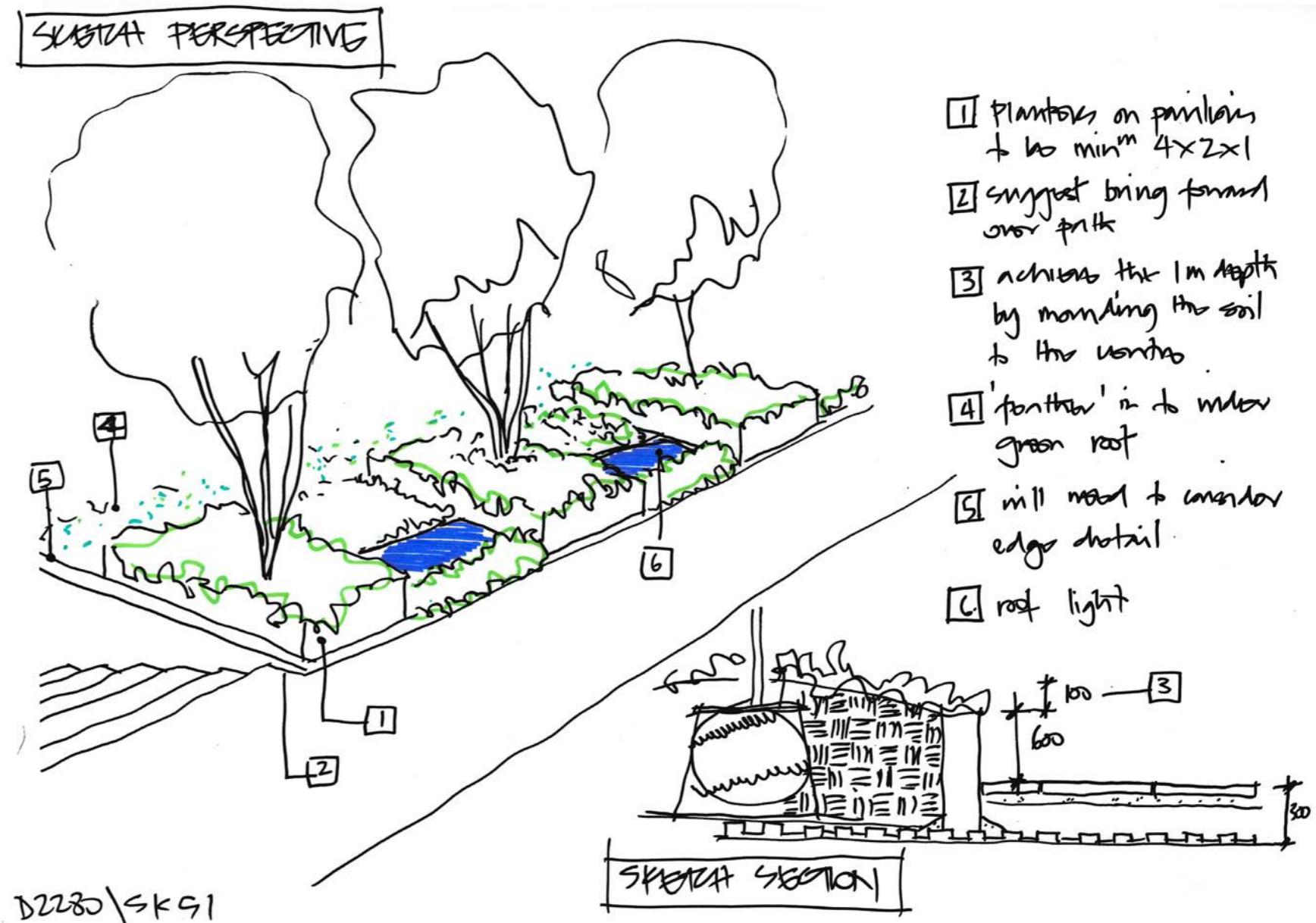
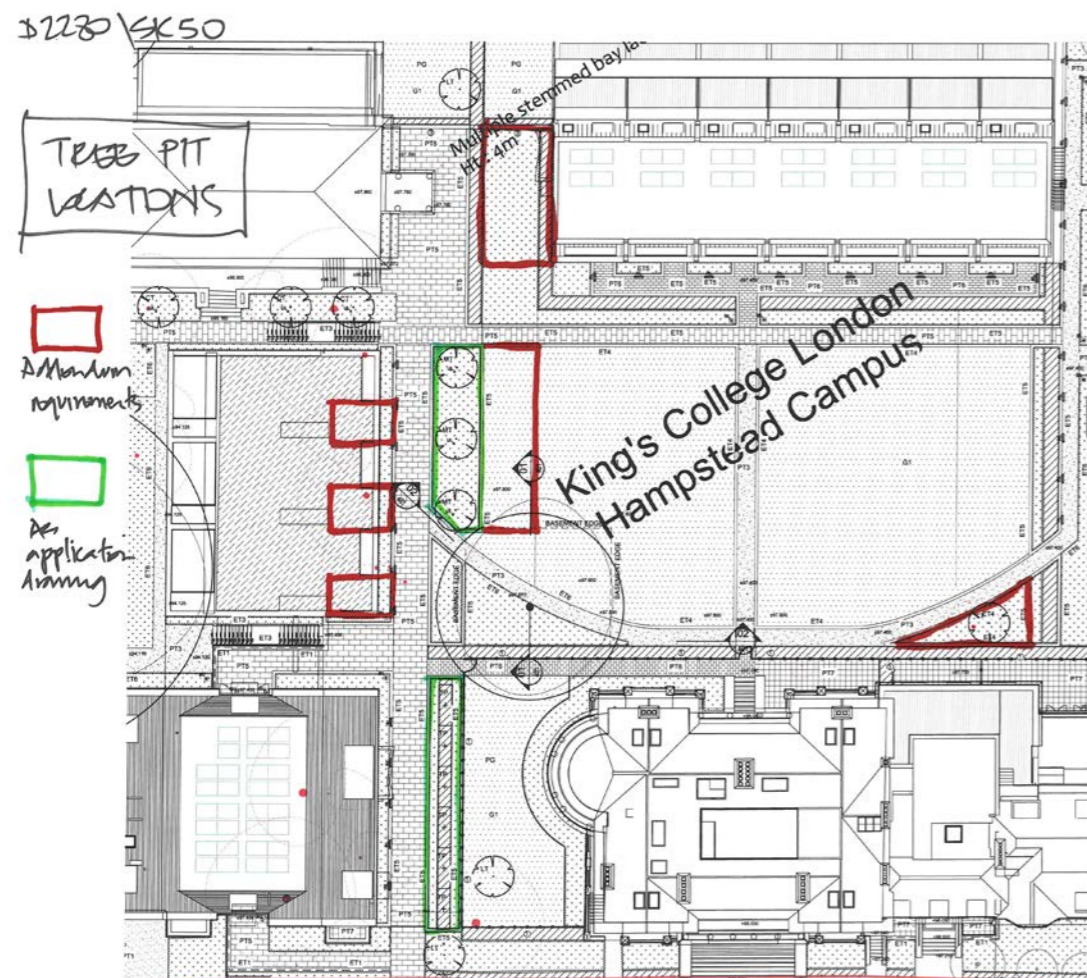
-  Proposed Semi Mature Tree
-  Proposed Multi-Stem Tree
-  Retained Tree
-  Proposed Pleached Tree
-  Proposed Columnar Tree



3.0 Enhanced Tree Strategy

3.3 Illustrative Tree Planting Diagrams

The nature of the tree planters both above the central courtyard and pavilion have been discussed with the Council's tree and landscape officer, Mr Oxford. The sketches opposite illustrate a concept / design intent for the design and location of tree pits. The details will be finished via planning condition to ensure the concept will work from an arboricultural, structural and practical perspective.



4.0 Open Space Areas

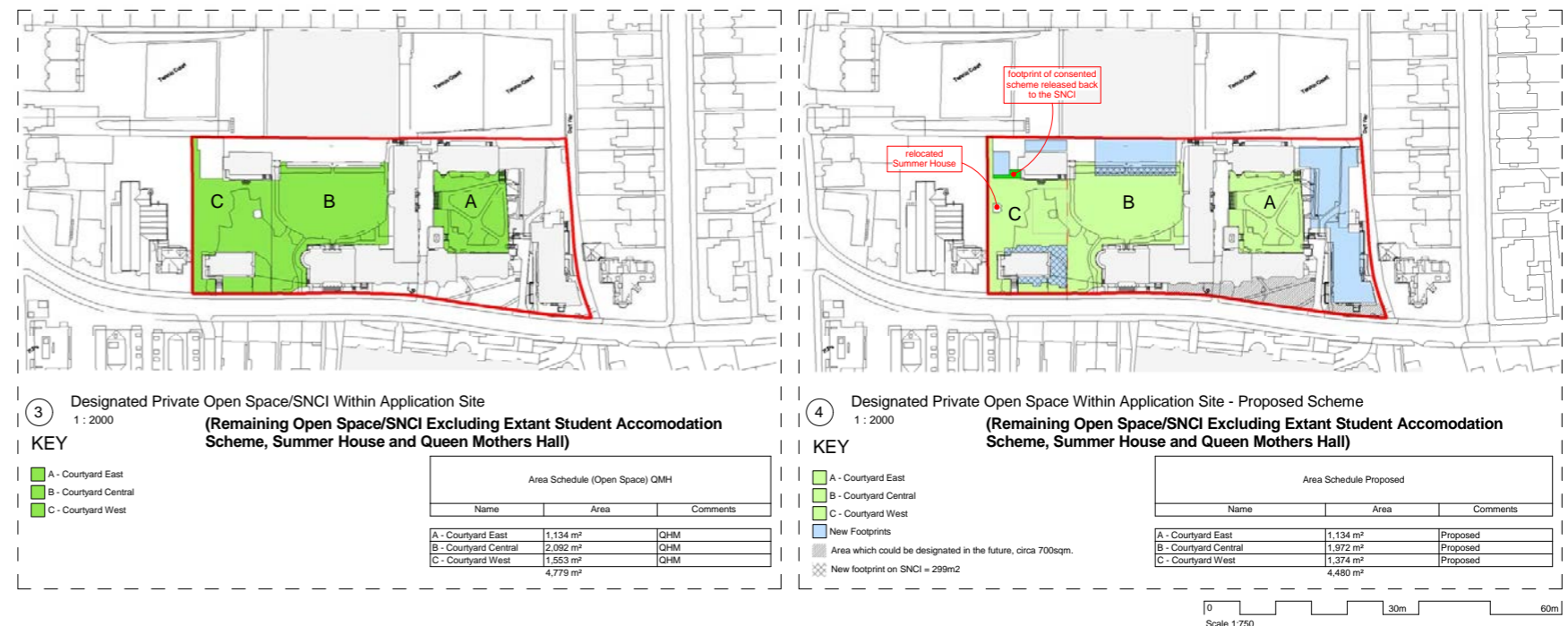
The qualitative improvements described in this Statement have been designed to mitigate the quantitative change in the amount of open space on the site which we will now describe.

First on drawing 1 we have illustrated the areas that are currently designated as open space within the planning application site. On drawing 2 we have removed those areas which clearly are not open space, specifically the Summerhouse and the Queen Mother's Hall. We have also excluded the areas associated with the extant planning permission for student accommodation on the site given that these would be lost if that development was completed (as, lawfully, it could be). That area – the designated area of open space which is currently undeveloped – amounts to 4,779 sq m. This is illustrated on drawing 3.

On drawing 4 we have shown the footprint of the new development which would represent an additional 299 sq m footprint on the designated area. Drawing 4 also shows an area that would be lost if the extant student accommodation permission was completed but which will not be built upon in the Mount Anvil Scheme; this amounts to 29 sq m.

In total the remaining designated area will be 4480 sq m, a decrease of 270 sq m over the area illustrated on drawing 2

Summary	m2
Total designated area within application site (Plan 1)	5,373
Deductions resulting from Extant Student Accommodation and areas which are designated as Open Space but which are already built on, Existing Summer House and Queen Mother Hall (Plan 2)	594
Designated Open Space that is undeveloped (Plan 3)	4,779
New Footprint on Open Space (hatched area on Plan 4)	299
Remaining Private Open Space/SNCI	4,480
Footprint of Extant Student Accommodation that will not now be developed on	29
Overall decrease in the amount of Open Space	270



4.0 Open Space Areas

In addition we note that there are parts of the application site that are open space but which are not designated as such, principally in front of the old Skeel Library building and Dudin Brown (fronting Kidderpore Avenue). These areas and the associated planting have ecological potential and will be managed to a high standard along with the rest of the site. Mount Anvil is content for this area – amounting to 700 sq m – to be designated as Open Space when next the development plan is reviewed.

5.0 Conclusion

This Addendum Report has been prepared in support of planning application 2015/3936/P which, along with the related listed building applications, proposes the residential development on the former King's College London Hampstead Residence site.

This Report describes additional biodiversity enhancements that are proposed as part of the scheme, building on those already proposed in the application submission. It follows a request by Officers for additional measures given the importance the Members and local people attach to the quality of the natural environment.

It has been prepared by reference to current planning policy, including Camden's Policy CS15 and it explains that whilst there will be a small qualitative decrease in the amount of the currently-designated area of open space, there will be significant ecological enhancements which along with ongoing management of the open space will be of great benefit in terms of biodiversity.

These measures, as with those set out in the application submission, are part of a careful balance which seeks to achieve the appropriate development of this complex site, all of which have to be balanced against one another when reaching a planning decision. One of the important considerations has been the site's heritage and the need to give the site's five listed buildings, as well as a number of unlisted buildings, a secure future. Another important consideration has been the optimisation of the site's potential for residential use and the delivery of affordable housing, and Mount Anvil has responded to concerns about the development increasing pressure for car parking by proposing sufficient spaces for the development in a basement area.

The landscape scheme has been formulated to create a high-quality residential environment which provides an appropriate setting for the listed buildings and which is appropriate to the character of the conservation area.

In the short term there will inevitably be some disruption to the open space while the basement area is constructed. Before that work begins, thorough ecology surveys will be conducted and there will be a watching brief, with translocation taking place if necessary. A financial contribution to improve other designated areas of open space will also help to mitigate this temporary effect.

Once the basement has been constructed the area above it will be part of a comprehensively-planned area of open space along with the other areas of open space on the site. Once the development is complete, these high-quality spaces will become accessible to the wider community for the first time.

As part of the implementation of the scheme 29 trees will be removed, of which 23 no. are C category (Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.) and a further 6 no. are B category (Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form) The loss of these trees will be more than compensated by the planting of the 27 no proposed replacement trees.

The new trees, along with other planting including understorey planting, have been specified to maximise the habitat potential of the site and non-native and invasive species will also be removed and replaced with species that are more appropriate to the local area. The open space will include 'bug hotels' and opportunities for bird nesting and bat roosting will be enhanced in tandem with a carefully-specified lighting scheme which will be of benefit to nocturnal species including bats.

Further measures will include the formation of biodiverse landscaping area with minimal pedestrian access in the Western Lower Garden and the re-use of the relocated Summer House as an arts and biodiversity education resource. Funding towards interpretation and education will be provided by way of a section 106 contribution. The addition of a pond in this lower garden will further increase habitat diversity and enhance the biodiversity value of the site.

In conclusion, we consider that the proposed landscaping scheme represents an appropriate solution as part of wider balance which takes into account important considerations such as the future of the site's listed buildings, the setting of those heritage assets, the delivery of affordable housing, and a solution to people's concerns that on-street parking pressure will be increased by residential use on this site.

We have considered both the temporary and permanent effects of the development and consider that our proposals for significant qualitative improvements to the open space on the site, along with public access to the open space, biodiversity enhancements, and contributions to interpretation /

education and the enhancement of other designated open space, is appropriate mitigation for the slight decrease in the amount of designated open space on the site.

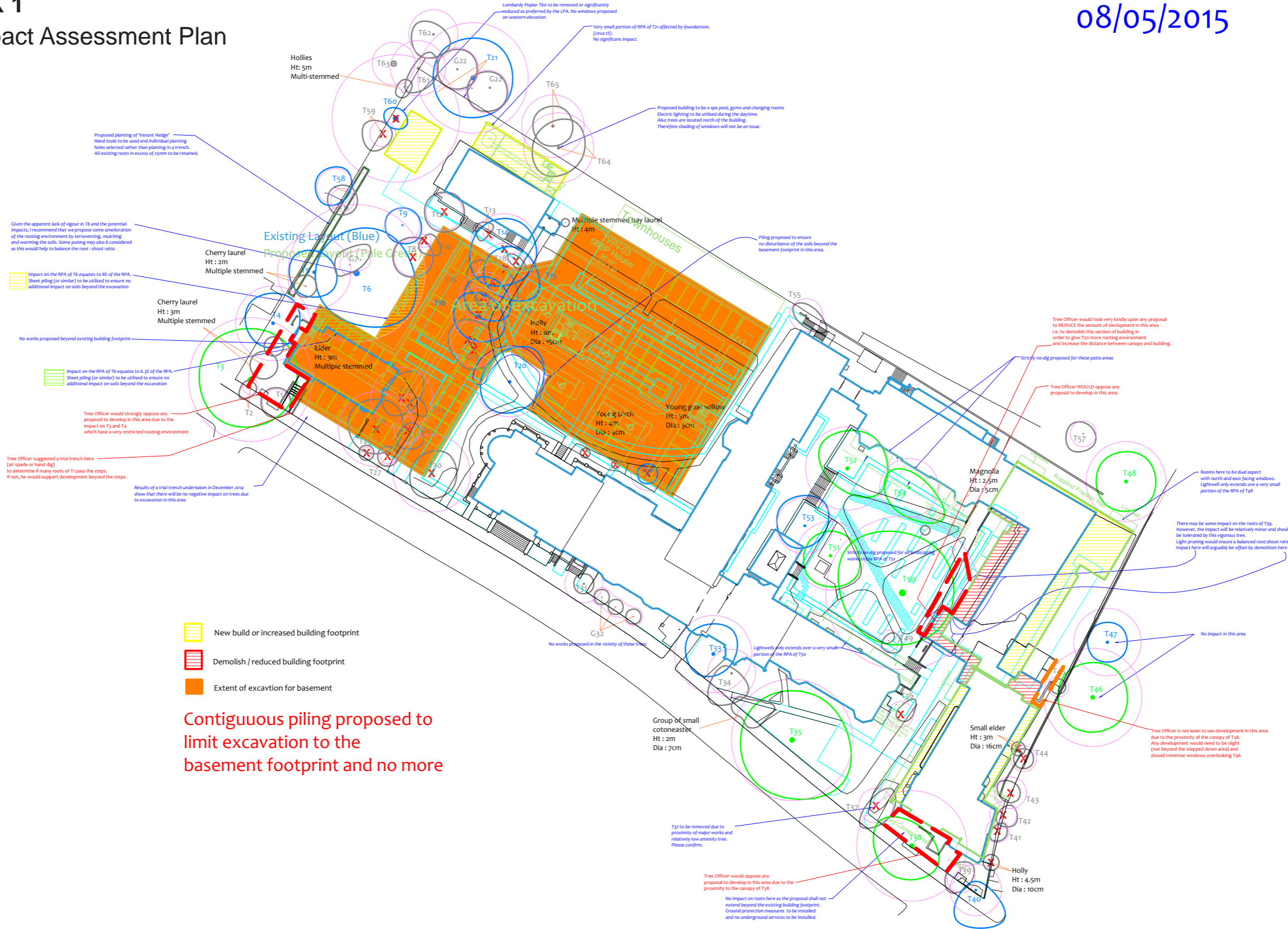
APPENDIX 1

Interim Impact Assessment Plan

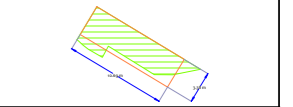
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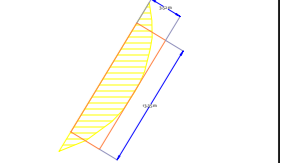
Interim Impact Assessment Plan (Existing Layout with Proposals Overlaid)



T6	RPA Affected by Foundations	
Total RPA (sqm)	RPA affected (sqm)	RPA affected (%)
577	36.1	6.3



T6	RPA Affected by Foundations	
Total RPA (sqm)	RPA affected (sqm)	RPA affected (%)
577	47	8%



Total Impact on the RPA of T6 equates to 14.3%

Tree Ref.	Species	Height (m)	Radius (m)	Area (sqm)
T1	Cherry	5	2.6	4.7
T2	Hawthorn	5	1.6	8
T3	Turkey Oak	20	12.1	461
T4	Beech	18	7.3	168
T5	Lime	16	7.2	163
T6	Ash	27	13.4	567
G7	Lime	9	1.9	12
T8	Lawson Cypress	8	3.7	43
T9	Lime	10	3.4	35
T10	Laburnum	5	1.3	5
T11	Lime	9	2.3	16
T12	Fig	6	3.6	41
T13	Fig	5	1.1	4
T14	Silver Birch	21	6.7	142
T15	Silver Birch	17	5.0	80
T16	Rowan	9	3.6	41
T17	Silver Birch	18	4.8	72
T18	Silver Birch	18	5.3	88
G19	Rowan	9	3.4	35
T20	Turkey Oak	15	6.8	147
T21	Ash	19	10.8	366
G22	Sycamore	12	4.2	55
T23	Cherry	8	6.0	113
T24	Silver Birch	10	1.8	10
T25	Cherry	11	2.6	22
T26	Goat Willow	14	7.3	168
T27	Ash	5.5	1.4	7
T28	Holly	5	1.7	9
T29	Oak	4	1.1	4
T30	Silver Birch	14	7.6	180
T31	Holly	5	3.7	43
G32	Holly	4	1.8	10
T33	Maidenhair Tree	16	7.6	180
T34	Pisardis Plum	7	4.7	69
T35	Turkey Oak	28	11.9	443
T36	Magnolia	6	2.5	20
T37	Magnolia	5	3.4	35
T38	Lime	19	10.8	366
T39	Holly	4	2.8	24
T40	Ash	15	5.0	80
T41	Holly	6	2.3	16
T42	Elder	8	2.6	22
T43	Holly	7	3.1	31
T44	Holly	5	2.5	20
T45	Holly	4.5	2.0	13
T46	London Plane	18	9.6	290
T47	Layland Cypress	14	6.6	137
T48	Sycamore	16	7.8	191
T49	Hawthorn	6	2.0	13
T50	Hornbeam	24	15.0	707
T51	Walnut	11	6.7	142
T52	Indian Bean Tree	15	8.2	209
T53	Cherry	11	5.5	96
T54	Cherry	13	5.8	104
T55	Cherry	7	3.2	33
T56	Monkey Puzzle	6	3.2	33
T57	Silver Birch	10	2.5	20
T58	Cherry	14	3.6	41
T59	Ash	9	2.5	20
T60	Lombardy Poplar	20	12.5	489
T61	Ash	14	5.4	92
T62	Sycamore	13	4.8	72
T63	Ash	6	4.2	55
T64	Sycamore	15	6.8	147
T65	Sycamore	14	6.1	118

Drawing No: CCL 09166 / IAP Rev 9
 Title: Impact Assessment Plan (Existing Layout with Proposals Overlaid)
 Site: Kings College Halls NW9 7ST
 Scale: 1:400 Paper Size: A1



Tree Retention Categories	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

Trees of high quality with an estimated life expectancy of 60+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 30+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees.

Unavoidable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

Interim Impact Assessment Plan (Existing Layout with Proposals Overlaid)

	B5 S87 Root Protection Area (radius = 1/2 stem diameter)
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
	Root Protection Area having been amended to account for site conditions
	T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3
	Tree to be removed to facilitate the proposal
	Tree to be removed due to its low quality
	Proposed pruning

MN = Measured North:
 Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

APPENDIX 2

Landscape Masterplan



Scale 0 5 10 15 20 25
1:250
north

andrew smith

curriculum vitae



Principal Director, Alton - BSc (Hons) MSc CMLI

I specialise in residential landscape masterplanning and detailing, an area of the market that I have worked in both the public and private sector.

I joined fabrik a year after they started, to assist the growth of the practice. I take overall responsibility for the Alton studio, where we run a wide range of national projects in the residential, leisure, health and education sectors. I also manage and co-ordinate the practice's residential masterplanning portfolio and act as an Expert Witness. Strengths in this sector have extended to the promotion of sites through the core strategy process and of consents schemes through the Appeal process. I sit on the South Downs National Park and Coastal West Sussex Design Review Panels.

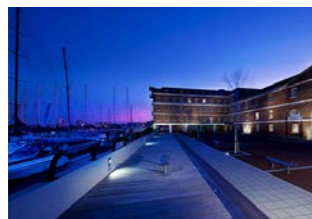
Key Skills

- Over 25 years experience and qualification
- Enthusiastic with a ready-to-go attitude
- Analytical approach underpinned by an acute business sense



Stanley Mill, Gloucestershire

Mill refurbishment for Gladedale Special Projects to provide 145 new homes and new factory buildings arranged around a series of courtyards. The setting of the Grade I and II listed buildings will be enhanced by renewing the less historical significant buildings and focussing attention on the defining heritage and historical assets. New housing is sensitively arranged around the mill pond. Andrew was involved from the outset of the process through to signing of the planning application material.



Royal Clarence Yard, Gosport

Royal Clarence Yard, formerly Weevil Yard, was the Royal Navy's former victualling, a marshalling yard for cattle and a slaughter house. Landscape masterplan in response to the historic yards and quayside, whilst creating 3 new public squares: Brewery Square, Slaughterhouse Square and Admiralty Square. Strong public realm proposals opened the site up to the town centre and residential development, and created a public marina on the previously closed waterfront. Reviewed design proposals.



Former Gosport Railway Station, Gosport

Restoration and redevelopment of a Grade II* listed Victorian railway terminus, and associated new contemporary live work units, a community facility and 35 high-quality affordable homes. The restored built form and new dwellings are designed around the original track layout. The former railway platforms have become private terraces and the track area is a lower level central courtyard. Andrew was involved from bid stage through to delivery, including liaison with the HCA.



Sleaford Maltings, Lincolnshire

Restoration of a former malting to a mixed use development scheme for Gladedale Homes. The Maltings were built by Bass Breweries at the start of the 20th century and were the largest of their kind in the country. Proposals include both residential and enterprise schemes that will benefit the local community. Our role was to advise on landscape and visual response to this exciting developments. Andrew was involved from the outset of the process through to signing of the planning application material.



Roussillon Barracks, Sussex

Sustainable new neighbourhood redeveloping the former barracks, to provide 252 units which include 40% of affordable tenure. Proposals respected the site's military and local heritage and were sensitive to the Chichester Harbour SPA. Original features have been protected and retained, including: mature trees, established shrubberies and a magnificent flint wall. Andrew was involved from bid stage, taking part in public consultation and planning for real exercises, as well as liaising with the HCA.



Queen Mary's Place, London

Redevelopment of a former Hospital site, it's historic building and related grounds. New town houses and apartments were sensitively integrated within the historic building and gardens. Renovation of the historic gardens was in strict adherence to a landscape restoration plan, which was developed following close liaison with English Heritage. Andrew's close contact with English Heritage resulted in smooth progression of the landscape proposals.



Wall Hall, Hertfordshire

Landscape masterplan and historic restoration of a Grade II listed Gothic Revival mansion and its' 55 acre grounds. The pleasure grounds, laid out by Sir Humphrey Repton in 1802 in a Red Book include: formal and informal lawns, walled gardens, fish ponds, orchards, an Italianate garden, long vistas to artificial Gothic ruins and an Ice house. fabrik developed detailed proposals in close liaison with the local historic garden society, to enable faithful restoration and sensitive location of new elements.



Summers Place, West Sussex

Support of the planning application and subsequent detailed delivery of this mixed use site. Following relocation of Sothebys within the site, the mansion was restored and converted to grand apartments, and new offices and homes introduced. New buildings were sensitively integrated through the careful restoration of lawns, the creation of courtyards and landscape screening. Andrew was involved from inception to successful planning consent, overseeing the entire project to sign off of the scheme.



Laverstoke Mill, Hampshire

Restoration and conversion of the historic Laverstoke Mill for Bombay Sapphire. The development restores the Grade II listed buildings and ensures natural features of the landscape are respected, whilst providing a state of the art gin distillery and visitors centre. The new buildings and distillery were centred around the existing derelict buildings, with a framework of existing trees which were integrated within the proposed landscape. Andrew liaising with planning officers and reviewed the LVIA.

Curriculum Vitae

Jon Riley

Profession	Ecologist
Position	Technical Director - The Ecology Consultancy
Nationality	British
Languages	English (native)

Overview

Jon Riley has over 25 years professional experience of nature conservation gained in the commercial, public and voluntary sectors. Much of his more recent experience has been focussed on ecological survey and assessment. Through his post-graduate education and subsequent work for a range of organisations, he has gained considerable experience of botanical survey and analysis, including extensive use of extended Phase I and NVC (National Vegetation Classification) methodologies, as well as more detailed ecological studies undertaken as part for research project and as part of the MSc. In his current role as Technical Director for Ecology Consultancy Ltd, he manages a team of habitat surveyors and botanists and has carried out habitat, botanical and protected species surveys for a variety of clients, as well as preparing EIAs and HRAs for a number of transport and housing projects.

Education and professional qualifications

BSc (Hons)	BSc (Hons) Environmental Sciences, University of Greenwich	1990
MSc	MSc Vegetation Survey and Assessment, University of Reading	2000
CIEEM	Member	2004
Field Identification Skills Certificate (Level 5)	Botanical Society of the British Isles	2009

Key experience

Recent projects have included a preparation of EIA chapters and Habitat Regulations Assessments and screening reports for three rail schemes: High Speed 2, Airtrack and Docklands Light Railway extension, all working with Temple Group. Jon has also contributed to or overseen ecology EIA chapters for a number of residential, industrial and regeneration schemes in London and the southeast. He has managed strategic habitat surveys including rapid assessment of the estate associated with London's trunk roads and London Underground's depots and sidings. Other areas of work include producing guidance and implementation documents for Natural England, carrying out NVC surveys of SSSIs in Kent and London, a detailed study of vegetation of the river walls of the upper Thames Estuary, and preparation of conservation management plans for SSSIs and Local Nature Reserves.

Jon was previously responsible for Managing the Marshes, a programme focussing on the restoration of the Inner Thames Grazing Marshes to the south of the Thames.

Between 2001 and 2003 he managed the Greater London Authority's habitat surveys of London boroughs using the GLA's adapted Phase I methodology and was involved in the designation of

Sites of Nature Conservation Importance using standard criteria based on those developed by the Nature Conservancy Council and its successor bodies.

Between 1986 and 2000 he worked in a variety of roles for London and Somerset Wildlife Trusts with responsibilities including partnerships with local authorities, site management, data management and education.

Professional History

May 2004 – present	Ecology Consultancy Ltd. Technical Director
2003-2004	Groundwork Kent Thames-side Senior Nature Conservation Officer
2001 - 2003	London Conservation Services Ltd Biodiversity Survey Manager
1994 - 2000	London Wildlife Trust Project Officer
1993 -1994	Annamalai Forestry Programme Voluntary assistant on charitable project S. India
1990- 1993	London Borough of Islington Nature Conservation Warden
1986-1987	Somerset Trust for Nature Conservation Habitat Surveyor