

ANNEX A

Landscape Plan

Proposed Landscape Plan



**Native Boundary Planting
- Ground Floor**



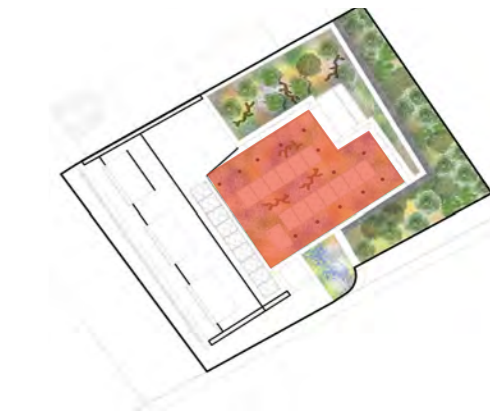
**Extensive Green Roof Planting
- Cycle Store Roof**



**Intensive Green Roof
Planting - Ground Floor Roof**



**Extensive Green Roof Planting
- Upper Storey Roof**





Preliminary Ecological Appraisal Survey

Brondes Age, 328e-328h Kilburn High Road, London NW6 2QN

Brondesage Ltd.

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Guidelines

This assessment has been designed to meet:

- Chartered Institute of Ecology and Environmental Management 'Guidelines for Preliminary Ecological Appraisal' (2013); and
- British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

This approach is enshrined in Government planning guidance, for example, paragraph 193 of the National Planning Policy Framework for England.

The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

In consequence of the scale and intensity of the proposed development, the low impact on ecological receptors identified through both the site survey and search of local biological records, and the passive interface with the mitigation hierarchy, this plan-led report is considered adequate and proportionate. It communicates all relevant information necessary to determine a planning application, or support the recommendation for further survey.

Executive summary – Main findings of the report

- Arbtech Consulting Ltd. undertook a Preliminary Ecological Appraisal (PEA) at Brondes Age, 328e-h Kilburn High Road, London NW6 2QN on 11th January 2017. The aim of the survey was to complete an Extended Phase 1 Habitat Survey of the survey area (all land that will be impacted by the proposals) and review it against a desktop study.
- No planning application currently exists; however the development proposals briefly comprise of:
 - The demolition of existing single-storey bar and outbuildings.
 - Construction of new mixed use development, comprising retail/bar at ground floor with 8 residential units above.
 - Retention and enhancement of landscape embankment to rear.

Recommendations - This is work you will need to commission in order to obtain your planning permission

Ecological Factor	Recommendations
Designated sites	No further surveys required.
Notable habitats and plants	No further surveys required.
Invasive/non-native species	No further surveys, but remain vigilant.
Bats	No further surveys required
Birds	Any building/tree and scrub removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building/trees and scrub to be removed should be undertaken immediately prior to clearance. All active nests will need to be retained until the young have fledged.
Reptiles	No further surveys required.
Amphibians	No further surveys required.
Other Terrestrial Mammals	No further surveys required.

For full justification of these recommendations, please go straight to section [4.0 Conclusions, Impacts and Recommendations](#). Otherwise, the full report starts below.

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1.0 Introduction and Context – What happened, where and why?

1.1 Background

- Arbtech were commissioned by Brondesage Ltd. to undertake a Preliminary Ecological Appraisal at Brondes Age, 328e-328h Kilburn High Road, London NW6 2QN, including an Extended Phase 1 Habitat Survey of the survey area (all land that will be impacted by the proposals).
- No known previous ecological reports have been produced for this site by Arbtech Consulting Ltd or others.

1.2 Site Context

- The site is located at National Grid Reference TQ 2478 8448, and has an area of approximately 450m². The site mainly consists of the building, but also has a small open area at the rear (east) of the site with fences forming a boundary.

1.3 Scope of the report

This report describes the baseline ecological conditions at the site; evaluates habitats within the survey area in the context of the wider environment; and describes the suitability of those habitats for notable or protected species. It identifies significant ecological impacts as a result of the development proposals; summarises the requirements for further surveys and mitigation measures, to inform subsequent mitigation proposals, achieve Planning or other statutory consent, and to comply with wildlife legislation.

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. [Establishing the baseline conditions for future monitoring]. To achieve this, the following steps were taken:

- The desk *study area* and field *survey area* (generally 50m from the site boundary/proposed footprint and including the 'zone of influence' of the scheme) have been identified
- A desk study has been carried out, including a request for information from Greenspace Information for Greater London (GIGL).
- Baseline information on the site and surrounding area has been recorded through an 'Extended Phase 1 Habitat Survey', including a Phase 1 Habitat Survey (JNCC 2010) and recording further details in relation to notable or protected habitats and species

- The ecological features present within the survey area have been evaluated where possible (CIEEM, 2006)
- Invasive plant and animal species (such as those listed on Schedule 9 of the Wildlife & Countryside Act [WCA]) have been identified
- Likely impacts on features of value, as a result of the development proposals, have been identified
- Recommendations for further survey and assessment have been made
- Recommendations for mitigation and opportunities for enhancement have been provided based on current information

A survey plan is presented in Appendix 1, the proposed Project Plan is included in Appendix 2 (where available), relevant desk study results are provided in the Appendix 3 and a summary of relevant legislation can be found in Appendix 4.

1.4 Project Description

This report is prepared in support of a future planning application with the London Borough of Camden, although none exists at the time of writing or reference etc. It is described by the client as:

- The demolition of existing single storey bar and out buildings.
- Construction of new mixed use development, comprising retail/bar at ground floor with 8 residential units above.
- Retention and enhancement of landscape embankment to rear.

The proposed site plan is included in Appendix 2 (where available).

2.0 Methodology – How the surveyor gathered information

2.1 Desk Study methodology

Existing biological records data relating to the site and a surrounding 2km radius (the study area) are required to conform with national guidelines and these have been requested from the Local environmental records centre, Greenspace Information for Greater London. The data search is confidential information that is not suitable for public release.

A review of the following information sources has also been undertaken to inform the assessment:

- Landscape structure using aerial images from Google Earth and OS maps
- Designated sites, habitat and granted EPSL records held on Magic.gov.uk.

2.2 Site Survey methodology

- The survey was undertaken by Craig Williams BSc, MSc, GradCIEEM, MRSB (Natural England Protected Species Licence Numbers: [Bats] (2015-11169-CLS-CLS) [Great Crested Newts] (2015-16682-CLS-CLS) [Barn Owls] (CL29/00097) on 11th January 2017.

The methodology for the Phase 1 Habitat Survey is based on the best practice publication Phase 1 Habitat Survey Methodology (JNCC, 2010). All land parcels are described and mapped according to JNCC Phase 1 habitat classification (see site map in Appendix 1). Where appropriate, target notes provide supplementary information on habitat conditions, features too small to map to scale, species composition, structure and management.

During the survey, habitats were assessed for their suitability to support protected species, and field signs indicating their presence recorded. The assessment takes into consideration the findings of the desk study, the habitat conditions on site and in the context of the surrounding landscape, and the ecology of the protected species. The likelihood of the presence of protected species is ranked; the habitats on site are evaluated against their likelihood to provide suitable habitat for protected species.

The ecological value of the survey area has been assessed based on the Guidelines for Ecological Impact Assessment (IEEM, 2006), and the Handbook of Biodiversity Methods: Survey, Evaluation and Monitoring (David Hill, 2005), using geographic frames of reference. The biodiversity value of any identified designated sites, habitat types and associated species assemblages has been considered. The distribution and extent of invasive species listed on Schedule 9 of the Wildlife and Countryside Act (1981) were also noted throughout the survey area.

2.3 Suitability Assessment

The likelihood of occurrence of protected species is ranked according to the criteria listed in Table 1. The habitats on site were evaluated as to their likelihood to provide sheltering, roosting, foraging, basking or nesting habitat.

Table 1: showing criteria considered when assessing the likelihood of occurrence of protected species

Present	Species are confirmed as present from the current survey or historical confirmed records.
High	Habitat and features of high quality for species/species assemblage. Species known to be present in wider landscape (desk study records). Good quality surrounding habitat and good connectivity.
Medium	Habitat and features of moderate quality. The site in combination with surrounding land provides all habitat/ecological conditions required by the species/assemblage. Within known national distribution of species and local records in desk study area. Limiting factors to suitability, including small area of suitable habitat, some severance/poor connectivity with wider landscape, poor to moderate habitat suitability in local area.
Low	Habitats within the survey area poor quality. Few or no records from data search. Despite above, presence cannot be discounted as within national range, all required features/conditions present on site and in surrounding landscape. Limiting factors could include isolation, poor quality landscape, or disturbance.
Negligible	Very limited poor quality habitats and features. No local records from desk study; site on edge of, or outside, national range. Surrounding habitats considered unlikely to support species/species assemblage.

2.4 Limitations – evaluation of the methodology

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

The survey itself was limited by access to the small roof voids on the building, which appear completely inaccessible. There were no other specific limitations to the survey regarding, exterior visibility, safety, or adverse weather. Therefore, this preliminary survey was undertaken to its fullest extent.

3.0 Results and Evaluation – What was found

3.1 Desk Study Results

A summary of desk study results are provided below; more details are included in Appendix 3.

3.2 Designated sites

- There is one statutory designated site and twenty non-statutory sites within the 2km radius study area. The location and extent of the statutory site is illustrated in Appendix 3. Table 2 provides summary details of the designated sites including their reasons for notification.

Table 2: Designated sites within 2km radius of the site

Designated Site Name	Distance from Site (approx.)	Reasons for Notification from Natural England and/or BRD or LPA policy maps
Statutory Sites		
Westbere copse LNR	830m north	Local Nature Reserve <i>Spring and summer meadows, woodland path, pond with dipping platform, field lab, stag beetle loggeries, bird feeding station. 25 species of birds have been recorded and 150 species of plants. Frogs, toads and newts are found here. Foxes.</i>
Closest Non-Statutory Sites		
Silverlink Metro between Brondesbury and Willesden Junction CaBI06A	Adjacent to east	Site of importance for nature conservation, Borough Grade I <i>Bare ground, Scattered trees, Scrub, Semi-improved neutral grassland, Tall herbs.</i>
Kilburn Grange Park CaL16	~170m south-east	Site of importance for nature conservation, Local <i>Amenity grassland, Flower beds, Planted shrubbery, Ruderal, Scattered trees.</i>

3.3 Landscape

A review of the designated sites, aerial photographs (Figure 1), the Magic database and OS maps has been undertaken. Collated together, the site’s local habitat is described below:

The site is in an urban area of north London. The landscape is dominated by high density houses and roads in all directions for over 2km. Small parklands are interspersed within this, and are likely the only areas of habitat value for some protected species. There is no source of open water within 2km of the site, which further reduces the local areas suitability.

Priority habitats within 2km of the site are listed in Table 4.

Table 3: Priority Habitat Inventory within 2km (Magic.gov.uk):

Habitat	Closest distance from site
Deciduous Woodland	~170m west
National Forest Inventory	~140m west

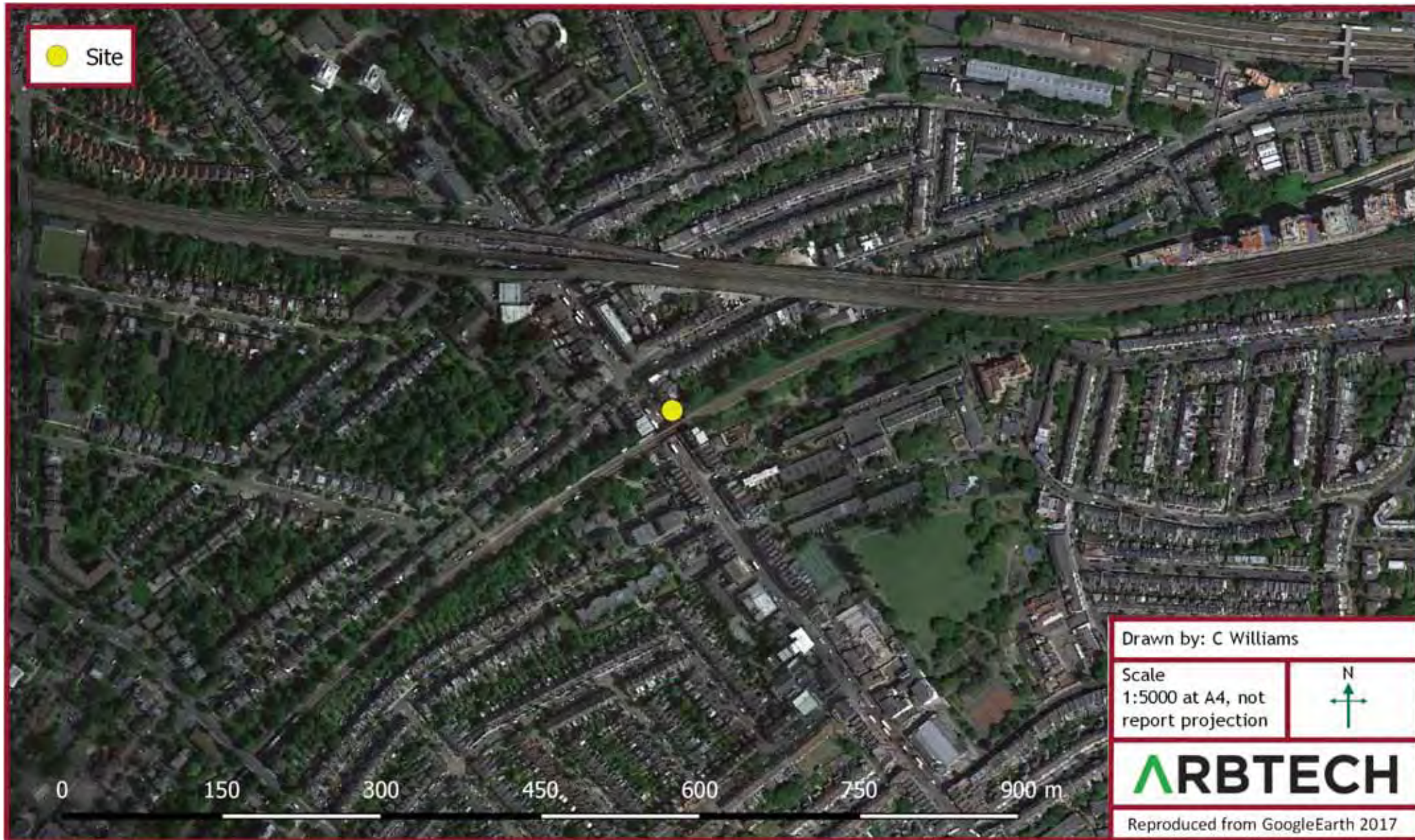


Figure 1: Aerial photo of site, showing landscape structure

3.4 Historical records

GIGL has provided biological records data for a 2km radius around the site. These can be provided on request and are summarised in Table 3. The biological records show that some protected species have been recorded within the study area.

Table 4: Historical records of bats within 2km of the site

Taxon Group	Common name	Scientific binomial	Nearest record distance (m)	Most recent record distance (m)
Bats	Brown Long-eared Bat	<i>Plecotus auritus</i>	Within 2km, 2002	
	Natterer's Bat	<i>Myotis nattereri</i>	Within 2km, 2002	
	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	915 N	1767 N
	Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	915 N	1767 N
	Noctule	<i>Nyctalus noctula</i>	915 N	915 N
	Lesser Noctule	<i>Nyctalus leisleri</i>	915 N	915 N
	Serotine	<i>Eptesicus serotinus</i>	1680 N	1680 N
Reptiles	Slow worm	<i>Anguis fragilis</i>	951 N	951 N
Amphibians	Great Crested Newt	<i>Triturus cristatus</i>	951 N	951 N

- A search of the magic database for granted European Protected Species Mitigation Licences (EPSMLs) for bats within a 2km radius found two licenced sites and details are provided in Table 6 below.

Table 5: Granted EPSMLs (bats) within 2km of the site

Case reference of granted application	Approx. distance from site	Bat Species Effected	Licence Start Date:	Licence End Date:	Impacts allowed by licence
2014-4879-EPS-MIT	580m to the north	Common pipistrelle	14/04/2014	30/09/2014	Destruction of a resting site
EPSM2010-2134	1350m east	Common pipistrelle, soprano pipistrelle	31/08/2010	30/08/2012	Damage and destruction of a resting site

3.5 Field Survey Results

There is one survey building on the site. This building is designated as B1 and is illustrated in the map in Appendix 1. The environmental variables recorded at the time of the survey are shown in Table 7.

Table 6: Environmental variables during the survey

Date: 11/01/2017	
Temperature	9°C
Humidity	55%
Cloud Cover	100%
Wind	1.1km/h
Rain	None

3.6 Site Feature descriptions and photos

[A3.1] Broadleaved scattered trees

A London plane tree is present on the pavement close to the north-west of the building, and a pollarded sycamore is present close to the north-east of the rear yard.

[A4.1] Broadleaved trees - recently felled

There is a recently felled sycamore tree in the rear yard, and its trunk and brash cover most of the area. Judging by the size of the stump, it was likely immature and of negligible value for protected species.

[A2.1] Dense scrub

A small area of the south-eastern part of the site is covered by bramble (*Rubus fruticosus* agg.), nettle (*Urtica dioica*), ivy (*Hedera helix*) and burdock (*Arctium* sp.) as is the adjacent railway line.

[J3.6] Building and hardstanding

B1 is a brick-built bar building. It has a multi-hipped roof of slate tiles, as well as a flat roofed section on the southern side, and another on the eastern side. The slate tiles on the main three roofs are of a good condition, without any cracks or missing examples on the hips or ridge. Brick built chimneys are intact and tight-fitting. There is another attached building to the north, and an attached railway bridge to the south. The slate tiled hipped roofs are inaccessible for survey, but there appears to be no access into them for roosting bats either. The exterior walls are of a good condition, and the in-use bar internally has a flat roof ceiling and no cracks or crevices. Several security lights are found on the front (western elevation).

[J4] Bare ground

A small area of bare earth is present to the east of the building, in the yard, although it is difficult to estimate it's extend as it is covered with leaf litter and brash from the felled tree.

[J2.4] Fence

A chain link fence encircles the rear yard.



Photo 1: Front of B1.



Photo 2: Rear of B1.



Photo 3: Recently felled sycamore and bare ground to the rear of the site.



Photo 4: The interior of B1.

4.0 Conclusions, Impacts and Recommendations – what do we conclude and recommend?

4.1 Informative guidelines

Likelihood of the presence of protected species

The habitats on site were evaluated as to their likelihood to provide sheltering, roosting, foraging, basking or nesting habitat. The likelihood of occupancy of protected species is ranked according to the criteria listed in Table 1.

Where this report supports a planning application, the ecological interest of the study area (including the survey area) and the proposed development has also been evaluated in terms of the planning policies relating to biodiversity. It will be clearly stated where a preliminary value can be given and where further information is required.

Appropriate justification for this assessment is provided in Section 2.3 and Table 1 of this report.

4.2 Evaluation

Taking the desk study and site survey results into account, the following conclusions for ecological factors has been reached.

Table 7: Evaluation of site

Ecological Factor	Survey assessment conclusions (with justification)	Foreseen impacts	Recommendations	Enhancements The Local Planning Authority has a duty to ask for enhancements under the NPPF and circular 06/2005: Biodiversity and Geological Conservation. Para.99
Designated sites (Statutory and non-statutory)	The site is not subject to any statutory designation, and although there is a non-statutory site of nature conservation importance on the adjacent railway line, this will not be affected by the proposed small-scale development works. The small amount of scrub removal will not damage the designated site in any biotic or abiotic way.	The proposed development is not of a sufficient scale to have an impact on any nearby designated sites.	No further surveys.	None appropriate
Notable habitats and plants	The survey was completed during the sub-optimal survey season when ground flora is dormant. However, the habitat present is considered as highly unlikely of supporting protected flora and the timing of the survey is not anticipated to have limited the evaluation of the site.	No impacts foreseen to any protected plants or habitats on site or nearby.	No further surveys required	The green roofs planned for the new building are encouraged.

Invasive / Non-native species	No invasive and non-native species recorded on site.	No impacts foreseen	No further surveys, but remain vigilant.	N/A
Bats	The building on site has a negligible chance to support a bat roost based on a lack of suitable external features or interior access. The site is also well lit and urban, and doesn't lie on a commuting route.	No impacts foreseen for bat roosting, commuting or foraging.	No further surveys required	<p>The installation of a bat box on the new building, facing east would provide roosting opportunity</p> <p>1x 1FF Schwegler Bat Box</p> <p>Bat boxes should be positioned 3-5m above ground level facing in a south/south-westerly direction with a clear flight path to and from the entrance.</p>

<p>Birds</p>	<p>The site provides low suitability habitat for breeding bird, and no suitable habitat for barn owls.</p>	<p>Active nests could be destroyed during building/vegetation removal.</p> <p>No impacts foreseen on barn owls.</p>	<p>Any building/tree and scrub removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building/trees and scrub to be removed should be undertaken immediately prior to clearance. All active nests will need to be retained until the young have fledged.</p>	<p>Install three Schwegler bird boxes on the new building on site, facing east.</p> <p>1x Schwegler 1HE black redstart wall box 1x Schwegler 1B nest boxes 1x Schwegler 2H Robin Boxes</p> <p>Nest boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight.</p> <p>The 1HE box fits within the wall.</p>
<p>Reptiles</p>	<p>The site provides a small area of reptile habitat in the form of the scrub . The BRD includes records for slow worms but these are located 900m from the site reducing the likelihood of reptiles being present.</p>	<p>The proposed development will have no impacts on common reptiles.</p>	<p>No further surveys required.</p>	<p>None appropriate for the scale of the development.</p>

<p>Amphibians</p>	<p>No suitable aquatic habitat on site or nearby for amphibians. Therefore, their presence on site at any time of year is very unlikely.</p>	<p>No impacts foreseen.</p>	<p>No further surveys required.</p>	<p>None appropriate for the scale of the development.</p>
<p>Other Terrestrial Mammals</p>	<p>Badgers No suitable habitat</p> <p>Water Vole No suitable habitat.</p> <p>Otter No suitable habitat.</p> <p>Dormouse No suitable habitat.</p>	<p>No impacts foreseen</p>	<p>No further surveys are required.</p>	<p>None appropriate for the scale of the development.</p>

5.0 Bibliography – sources we used

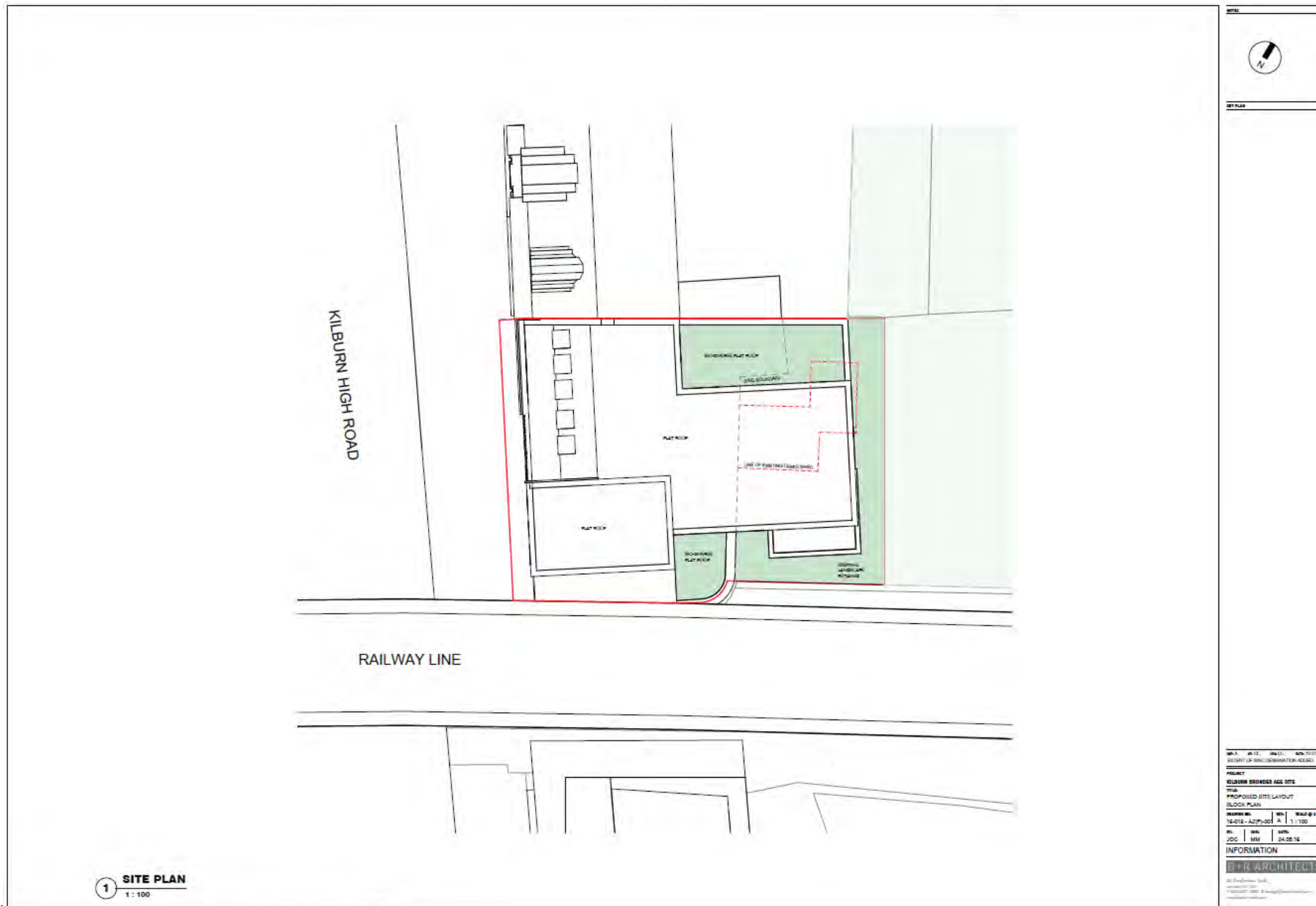
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Appendix 1: Phase 1 Habitat Survey Map

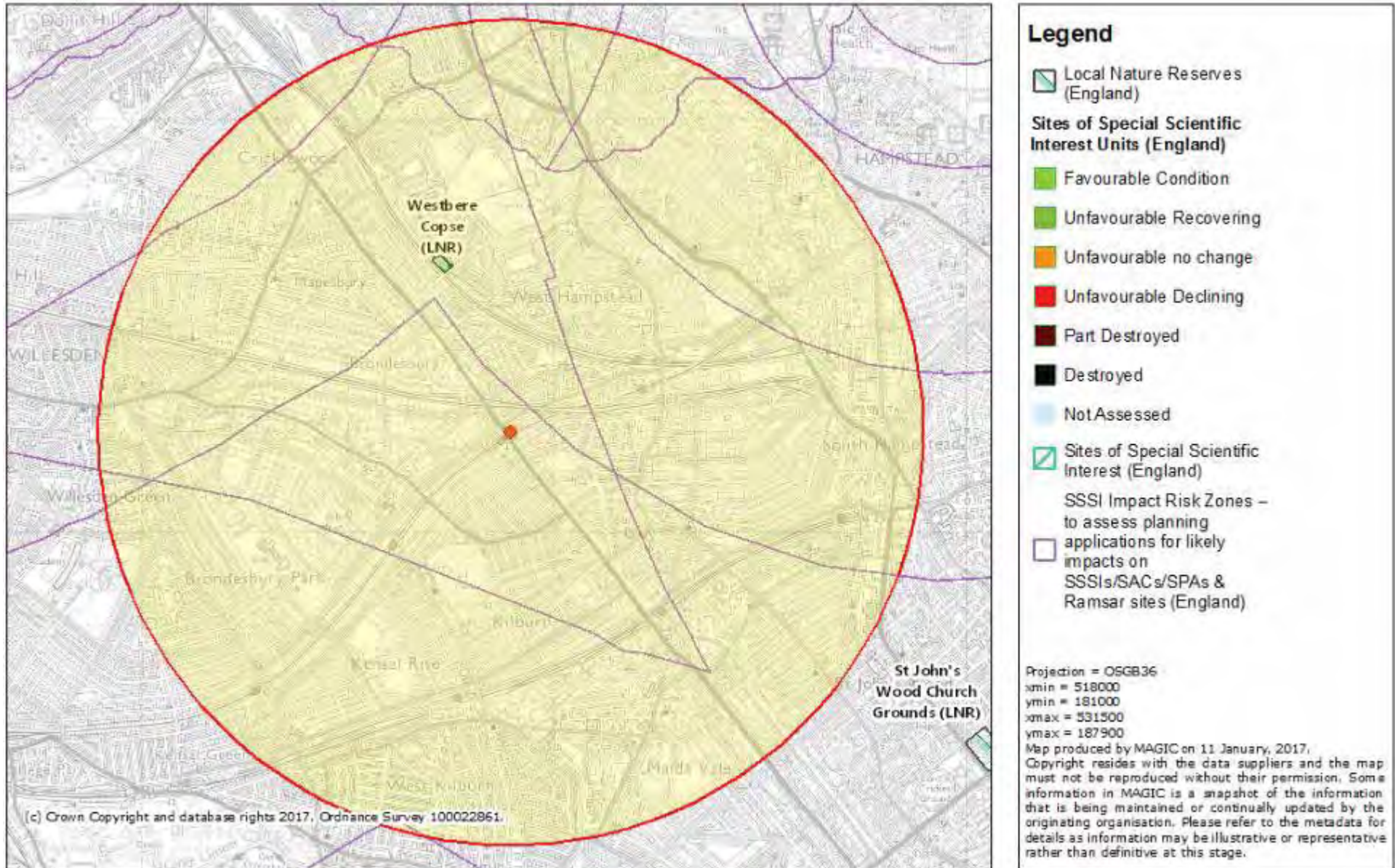


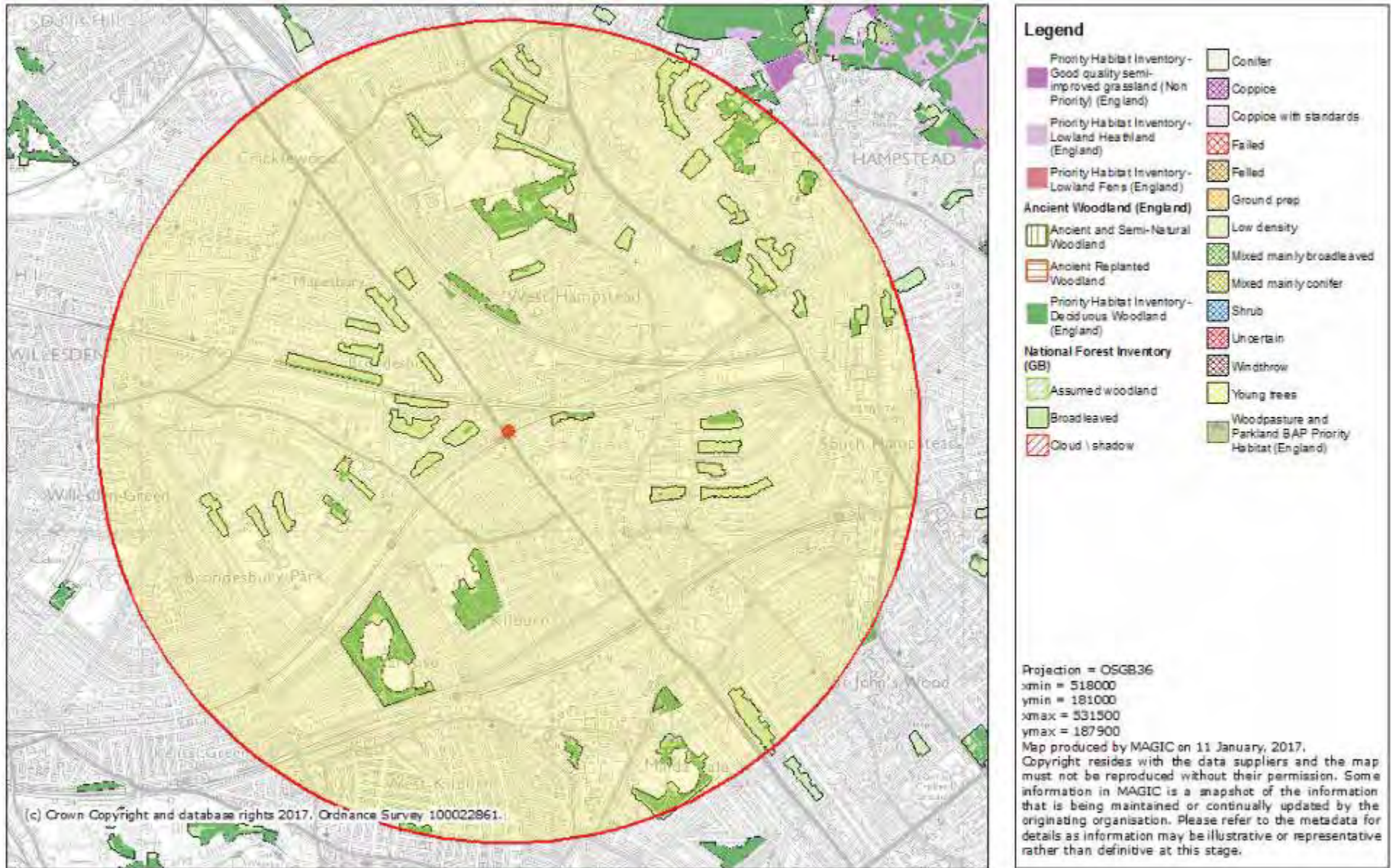
Appendix 2: Proposed Site Plan



Appendix 3: Desk Study Information

Full historical records can be provided on request.





Appendix 4: Legislation and Planning Policy

LEGAL PROTECTION

National and European Legislation Afforded to Habitats

International Statutory Designations

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are sites of European importance and are designated under the EC Habitats Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (the Habitats Directive) and the EC Birds Directive 2009/147/EC on the conservation of wild birds respectively. Both form part of the wider Natura 2000 network across Europe.

Under the Habitats Directive the, Article 3 requires the establishment of a network of important conservation sites (SACs) across Europe in order to conserve the 189 habitats and 788 species (non- bird) identified in Annexes I and II of the Directive (as amended).

SPAs are classified under Article 2 of the EC Birds Directive both for rare bird species (as listed on Annex I) and for important migratory species.

SACs and SPAs up to 12 nautical miles (nm) from the coast are afforded protection in the UK under the Conservation of Habitats and Species Regulations 2010 which consolidate all amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994. In Scotland, the requirements of Habitats Directive are implemented through a combination of the 1994 and the 2010 (reserved matters) Regulations. The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended) provide a means for designating and protecting SACs in UK offshore waters (from 12-200 nm).

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. The Convention covers all aspects of wetland conservation and recognises the importance of wetland ecosystems in relation to global biodiversity conservation. The Convention refers to wetlands as “areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres” however they may also include riparian and coastal zones. Ramsar sites are statutorily protected under the Wildlife & Countryside Act 1981 (as amended) with further protection provided by the Countryside and Rights of Way (CROW) Act 2000. Policy statements have been issued by the Government in England and Wales highlighting the special status of Ramsar sites. The Government in England and Wales has issued policy statements which ensure that Ramsar sites are afforded the same protection as areas designated under the EC Birds and Habitats Directives as part of the Natura 2000 network (e.g. SACs & SPAs).

National Statutory Designations

Sites of Special Scientific Interest (SSSI) are designated by nature conservation agencies in order to conserve key flora, fauna, geological or physio-geographical features within the UK. The original designations were under the National Parks and Access to the Countryside Act 1949 but SSSIs were then re-designated under the Wildlife & Countryside Act 1981 (as amended). As well as reinforcing other national designations (including National Nature Reserves), the system also provides statutory protection for terrestrial and coastal sites which are important within

the European Natura 2000 network and globally. Further provisions for the protection and management of SSSIs have been introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and the Nature Conservation (Scotland) Act 2004.

Local Statutory Designations

Local authorities in consultation with the relevant nature conservation agency can declare Local Nature Reserves (LNRs) under the National Parks and Access to the Countryside Act 1949. LNRs are designated for flora, fauna or geological interest and are managed locally to retain these features and provide research, education and recreational opportunities.

Non- Statutory Designations

All non-statutorily designated sites are referred to as Local Wildlife Sites (LWS) and can be designated by the local authority for supporting local conservation interest. Combined with statutory designation, these sites are considered within Local Development Frameworks under the Town and Country Planning system and are a material consideration during the determination of planning applications. The protection afforded to these sites varies depending on the local authority involved.

Regionally Important Geological Sites (RIGs) are the most important geological and geomorphological areas outside of statutory designations. These sites are also a material consideration during the determination of planning applications.

The Hedgerow Regulations 1997

The Hedgerow Regulations 1997 are designed to protect 'important' countryside hedgerows. Importance is defined by whether the hedgerow (a) has existed for 30 years or more; or (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations.

Under the Regulations, it is against the law to remove or destroy hedgerows on or adjacent to common land, village greens, SSSIs (including all terrestrial SACs, NNRs and SPAs), LNRs, land used for agriculture or forestry and land used for the keeping or breeding of horses, ponies or donkeys without the permission of the local authority. Hedgerows 'within or marking the boundary of the curtilage of a dwelling-house' are excluded.

National and European Legislation Afforded to Species

The Habitats Directive

The EC Habitats Directive aims to promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore wild species listed on the Annexes to the Directive at a favourable conservation status, introducing robust protection for those species of European importance. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2010 (the Conservation Regulations) and the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended). The following notes are relevant for all species protected under the EC Habitats Directive:

In the Directive, the term 'deliberate' is interpreted as being somewhat wider than intentional and may be thought of as including an element of recklessness.

The Habitats Regulations do not define the act of 'migration' and, therefore, as a precaution, it is recommended that short distance movement of animals for e.g. foraging, breeding or dispersal purposes are also considered.

In order to obtain a European Protected Species Mitigation (EPSM) licence, the application must demonstrate that it meets all of the following three 'tests':

the action(s) are necessary for the purpose of preserving public health or safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequence of primary importance for the environment;

- There is no satisfactory alternative; and
- The action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

The Wildlife and Countryside Act (WCA) 1981 (as amended)

The Wildlife and Countryside Act (WCA) 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and implements the species protection requirements of EC Birds Directive 2009/147/EC on the conservation of wild birds in Great Britain (the birds Directive). The WCA 1981 has been subject to a number of amendments, the most important of which are through the Countryside and Rights of Way (CRoW) Act (2000) and Nature Conservation (Scotland) Act 2004.

Other legislative Acts affording protection to wildlife and their habitats include:

- Deer Act 1991
- Natural Environment & Rural Communities (NERC) Act 2006
- Protection of Badgers Act 1992
- Wild Mammals (Protection) Act 1996

Badgers

Badgers *Meles meles* are protected under The Protection of Badgers Act which makes it an offence to:

- Wilfully kill, injure, take, or attempt to kill, injure or take a badger
- Cruelly ill-treat a badger, including use of tongs and digging
- Possess or control a dead badger or any part thereof
- Intentionally or recklessly damage, destroy or obstruct access to a badger sett or any part thereof
- Intentionally or recklessly disturb a badger when it is occupying a badger sett
- Intentionally or recklessly cause a dog to enter a badger sett
- Sell or offers for sale, possesses or has under his control, a live badger

Effects on development works:

A development licence will be required from the relevant countryside agency for any development works liable to affect an active badge sett, or to disturb badgers whilst they occupy a sett. Guidance has been issued by the countryside agency's to define what would constitute a licensable activity. It is no possible to obtain a licence to translocate badgers.

Birds

With certain exceptions, all birds, their nests and eggs are protected under Sections 1-8 of the WCA. Among other things, this makes it an offence to:

- Intentionally (or recklessly in Scotland) kill, injure or take any wild bird
- Intentionally (or recklessly in Scotland) take, damage or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built
- Intentionally take or destroy an egg of any wild bird
- Sell, offer or expose for sale, have in his possession or transport for the purpose of sale any wild bird (dead or alive) or bird egg or part thereof.
- Intentionally or recklessly obstruct or prevent any wild bird from using its nest (Scotland only)

Certain species of bird, for example the barn owl, bittern and kingfisher receive additional protection under Schedule 1 of the WCA and Annex 1 of the European Community Directive on the Conservation of Wild Birds (2009/147/EC) and are commonly referred to as "Schedule 1" birds.

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
- In Scotland only, intentional or reckless disturbance whilst lekking
- In Scotland only, intentional or reckless harassment

Effects on development works:

Works should be planned to avoid the possibility of killing or injuring any wild bird, or damaging or destroying their nests. The most effective way to reduce the likelihood of nest destruction in particular is to undertake work outside the main bird nesting season which typically runs from March to August. Where this is not feasible, it will be necessary to have any areas of suitable habitat thoroughly checked for nests prior to vegetation clearance.

Schedule 1 birds are additionally protected against disturbance during the nesting season. Thus, it will be necessary to ensure that no potentially disturbing works are undertaken in the vicinity of the nest. The most effective way to avoid disturbance is to postpone works until the young have fledged. If this is not feasible, it may be possible to maintain an appropriate buffer zone or standoff around the nest.

Herpetofauna (Amphibians and reptiles)

The sand lizard *Lacerta agilis*, smooth snake *Coronella austriaca*, natterjack toad *Epidalea calamita*, pool frog *Pelophylax lessonae* and great crested newt *Triturus cristatus* receive full protection under Habitats Regulations through their inclusion on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species
- Deliberate disturbance of species in such a way as:
 - To impair their ability to survive, breed, or reproduce, or to rear or nurture young;
 - To impair their ability to hibernate or migrate
 - To affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

With the exception of the pool frog, these species are also listed on Schedule 5 of the WCA and they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- 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.

Other native species of herpetofauna are protected solely under Schedule 5, Section 9(1) & (5) of the WCA, i.e. the adder *Vipera berus*, grass snake *Natrix natrix*, common lizard *Zootoca vivipara* and slow-worm *Anguis fragilis*. It is prohibited to:

- Intentionally or recklessly kill or injure these species.

Effects on development works:

A European Protected Species Mitigation (EPSM) Licence issued by the relevant countryside agency (e.g. Natural England) will be required for works liable to affect the breeding sites or resting places amphibian and reptile species protected under Habitats Regulations. A licence will also be required for operations liable to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licences are to allow derogation from the relevant legislation, but also to enable appropriate mitigation measures to be put in place and their efficacy to be monitored.

Although not licensable, appropriate mitigation measures may also be required to prevent the intentional killing or injury of adder, grass snake, common lizard and slow worm, thus avoiding contravention of the WCA.

Water voles

The water vole *Arvicola terrestris* is fully protected under Schedule 5 of the WCA. This makes it an offence to:

- Intentionally kill, injure or take (capture) water voles
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection
- Intentionally or recklessly disturb water voles while they are occupying a structure or place used for shelter or protection

Effects on development works:

If development works are liable to affect habitats known to support water voles, the relevant countryside agency must be consulted. It must be shown that means by which the proposal can be re-designed to avoid contravening the legislation have been fully explored e.g. the use of alternative sites, appropriate timing of works to avoid times of the year in which water voles are most vulnerable, and measures to ensure minimal habitat loss. Conservation licences for the capture and translocation of water voles may be issued by the relevant countryside agency (e.g. Natural England) for the purpose of development activities if it can be shown that the activity has been properly planned and executed and thereby contributes to the conservation of the population. The licence will then only be granted to a suitably experienced person if it can be shown that adequate surveys have been undertaken to inform appropriate mitigation measures. Identification and preparation of a suitable receptor site will be necessary prior to the commencement of works.

Otters

Otters *Lutra lutra* are fully protected under the Conservation Regulations through their inclusion on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species
- Deliberate disturbance of species in such a way as:
 - To impair their ability to survive, breed, or reproduce, or to rear or nurture young;
 - To impair their ability to hibernate or migrate
 - To affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

Otters are also currently protected under the WCA through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection

Effects on development works:

An EPSM Licence issued by the relevant countryside agency (e.g. Natural England) will be required for works liable to affect otter breeding or resting places (often referred to as holts, couches or dens) or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, and rear young). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficacy to be monitored

Bats

All species are fully protected by Habitats Regulations 2010 as they are listed on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species (e.g. All bats)

- Deliberate disturbance of bat species in such a way as:
- To impair their ability to survive, breed, or reproduce, or to rear or nurture young;
- To impair their ability to hibernate or migrate
- To affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

Bats are afforded the following additional protection through the WCA as they are included on Schedule 5:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection

Effects on development works:

Works which are liable to affect a bat roost or an operation which are likely to result in an illegal level of disturbance to the species will require an EPSM licence. The licence is to allow derogation from the legislation through the application of appropriate mitigation measures and monitoring.

Dormice

Dormice *Muscardinus avellanarius* are fully protected under Habitats Regulations through their inclusion on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species
- Deliberate disturbance of species in such a way as:
- To impair their ability to survive, breed, or reproduce, or to rear or nurture young;
- To impair their ability to hibernate or migrate
- To affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

Dormice are also protected under the WCA through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection

Effects on development works:

Works which are liable to affect a dormice habitat or an operation which are likely to result in an illegal level of disturbance to the species will require an EPSM licence. The licence is to allow derogation from the legislation through the application of appropriate mitigation measures and monitoring.

White clawed crayfish

The white clawed crayfish *Austropotamobius pallipes* receives partial protection under Schedule 5 of the WCA in respect of Sections 9(1) and 9(5). This makes it an offence to:

- Intentionally take (capture) white-clawed crayfish.

Effects on development works:

The relevant countryside agency will need to be consulted about development which could impact on a watercourse or wetland known to support white clawed crayfish. Conservation licences for the capture and translocation of crayfish can be issued if it can be shown that the activity has been properly planned and executed and thereby contributes to the conservation of the population. The licence will only be granted to a suitably experienced person if it can be shown that adequate surveys have been undertaken to inform appropriate mitigation measures. Identification and preparation of a suitable receptor site will be necessary prior to the commencement of the works.

Wild Mammals (Protection Act) 1996

All wild mammals are protected against intentional acts of cruelty under the above legislation. This makes it an offence to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention, due care and attention should be taken when carrying out works (for example operations near burrows or nests) with the potential to affect any wild mammal in this way, regardless of whether they are legally protected through other conservation legislation or not.

Legislation afforded to Plants

With certain exceptions, all wild plants are protected under the WCA. This makes it an offence for an 'unauthorised' person to intentionally (or recklessly in Scotland) uproot wild plants. An authorised person can be the owner of the land on which the action is taken, or anybody authorised by them.

Certain rare species of plant, for example some species of orchid, are also fully protected under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). This prohibits any person from:

- Intentionally (or recklessly in Scotland) picking, uprooting or destruction of any wild Schedule 8 species (or seed or spore attached to any such wild plant in Scotland only)
- Selling, offering or exposing for sale, or possessing or transporting for the purpose of sale, any wild live or dead Schedule 8 plant species or part thereof
- In addition to the UK legislation outlined above, several plant species are fully protected under Schedule 5 of The Conservation of Habitats and Species Regulations 2010. These are species of European importance. Regulation 45 makes it an offence to:
 - Deliberately pick, collect, cut, uproot or destroy a wild Schedule 5 species
 - Be in possession of, or control, transport, sell or exchange, or offer for sale or exchange any wild live or dead Schedule 5 species or anything derived from such a plant.

Effects on development works:

An EPSM licence will be required from the relevant countryside agency for works which are liable to affect species of plants listed on Schedule 5 of the Conservation of Habitats and Species Regulations 2010. The licence is to allow derogation from the legislation through the application of appropriate mitigation measures and monitoring.

Invasive Species

Part II of Schedule 9 of the WCA lists non-native invasive plant species for which it is a criminal offence in England and Wales to plant or cause to grow in the wild due to their impact on native wildlife. Species included (but not limited to):

- Japanese knotweed *Fallopia japonica*
- Giant hogweed *Heracleum mantegazzianum*
- Himalayan balsam *Impatiens glandulifera*

Effects on development works:

It is not an offence for plants listed in Part II of Schedule 9 of the WCA 1981 to be present on the development site however it is an offence to cause them to spread. Therefore, if any of the species are present on site and construction activities may result in further spread (e.g. earthworks, vehicle movements) then it will be necessary to design and implement appropriate mitigation prior to construction commencing.

Injurious weeds

Under the Weeds Act 1959 any land owner or occupier may be required prevent the spread of certain 'injurious weeds' including (but not limited to):

- Spear thistle *Cirsium vulgare*
- Creeping thistle *Cirsium arvense*
- Curled dock *Rumex crispus*
- Broad-leaved dock *Rumex obtusifolius*
- Common ragwort *Senecio jacobaea*

It is a criminal offence to fail to comply with a notice requiring such action to be taken. The Ragwort Control Act 2003 establishes a ragwort control code of practice as common ragwort is poisonous to horses and other livestock. This code provides best practice guidelines and is not legally binding.

NATIONAL PLANNING POLICY (ENGLAND)**National Planning Policy Framework**

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as UK Biodiversity Action Plan priority species) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act, 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act (Section 42 in Wales) requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity.' This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

Carl Horsdal

From: Marfleet, Patrick <Patrick.Marfleet@camden.gov.uk>
Sent: 15 March 2017 12:02
To: Chris Langdale
Cc: Beaumont, Elizabeth
Subject: RE: 328 Kilburn High Road - follow up pre-app meeting
Attachments: RE: 328 Kilburn High Road - follow up pre-app meeting

Hi Chris,

During the follow up pre-app meeting officers advised that the size, scale and bulk of the proposed rear element of the scheme represented an over-dominant addition that occupied an unacceptable amount of SNCI land. This view is supported by our nature conservation officer who has reviewed the supporting pre-app documents and is concerned about the erosion of SNCI land and advised that we would seek to limit the impact of the proposed development on the designated land at the site in accordance with the requirements of policy CS15, particularly given the low level of public benefit that would arise from the development.

It is acknowledged that there are a number of dilapidated single storey structures to the rear of the site, some of which have been erected without planning permission. However, the Council would not consider these to justify the size and footprint of the development currently proposed which would result in the further loss of SNCI land.

A reduction in the buildings footprint would be hugely beneficial to the overall scheme as it would provide an opportunity for the land to the rear of the site to be re-landscaped and used as a communal outdoor space for the future occupants of the site which is important, particularly as this part of the borough is identified as an area of deficiency with regard to access to nature. This would also help to address the issue of providing good quality outdoor amenity space for the proposed residential units.

In an email last week (attached) Elizabeth mentioned an approved residential scheme that involved the minimal loss (approx. 24sqm) of SNCI land. In order to offset the loss of the site area of SNCI the Council secured a financial contribution towards improving and maintaining the remaining Railside SNCI. If the footprint of the proposal is satisfactorily reduced then this is something that we would look to secure again with any subsequent application. This contribution would be used to improve the ecological value of the remaining area of the SNCI through positive conservation management.

I am away on leave tomorrow and Friday and will aim to send my full written follow up pre-app response to you next week.

Kind regards,

Patrick Marfleet
Planning Officer

Telephone: 020 7974 1222



From: Chris Langdale [mailto:C.Langdale@bandr-arch.com]
Sent: 14 March 2017 18:02
To: Marfleet, Patrick
Subject: Re: 328 Kilburn High Road - follow up pre-app meeting

Thanks, I look forward to receiving your notes tomorrow am.

Chris Langdale

16-018.23-002D

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Kilburn

Pre- Application Submission
328e-h Kilburn High Road

Introduction

Background & Summary

Document Purpose

This statement is submitted in support as part of pre-application consultation on behalf of Brondesage, to Camden Borough Council for the development of land at 328 e-h Kilburn High Road.

The submitted proposals should be read in conjunction with other technical reports and site evaluations completed by others, comprising; Planning Statement, Acoustic report, Tree survey, Arboricultural Impact Assessment and Phase One Habitat Survey. Description of Development

"Demolition and redevelopment with a 4 storey building to provide a commercial unit (to be used for A1, A2, A3, A4 or A5 purposes) at ground floor; and 8 self-contained flats (4 x 1 bed, 3 x 2 bed and 1 x 3 bed) at first, second and third floor levels; cycle and refuse storage"

Document Content

The document explains how the design has been developed in response to the site constraints and opportunities to create a high quality design proposal. It shows how the design has been informed in response to comments from Camden Borough Council Planning and Design Officers. Explanations are given for the use, amount, layout (to include access), scale, appearance and landscape. This statement should be read in conjunction with the Planning Application Drawings and other submitted supporting documents.

Project Status

The proposals were discussed with Camden Borough Council as part of a pre-application meeting on 31st August 2016, and formal written feedback was received 26th September 2016. The revised details enclosed in this document have carefully considered all of the Officer's comments and balanced these with the council's planning policy and other stakeholder requirements in formulating responses.

From this initial consultation the relationship of the development to the adjacent designated Site of Nature and Conservation Importance (CaB106) was identified as a key consideration and details are provided to demonstrate how this area will be enhanced through the development. Other considerations addressed in the enclosed are as follows:

- Proposal to have a scale, mass and appearance in keeping with the existing context, in particular 330-334 Kilburn High Road (Local Non Designated Heritage Asset).
- Provide a legible 'retail' frontage to Kilburn High Road to maintain a coherent street scene.
- Neighbours amenity to be protected in terms of access to daylight/sunlight and privacy.



Analysis

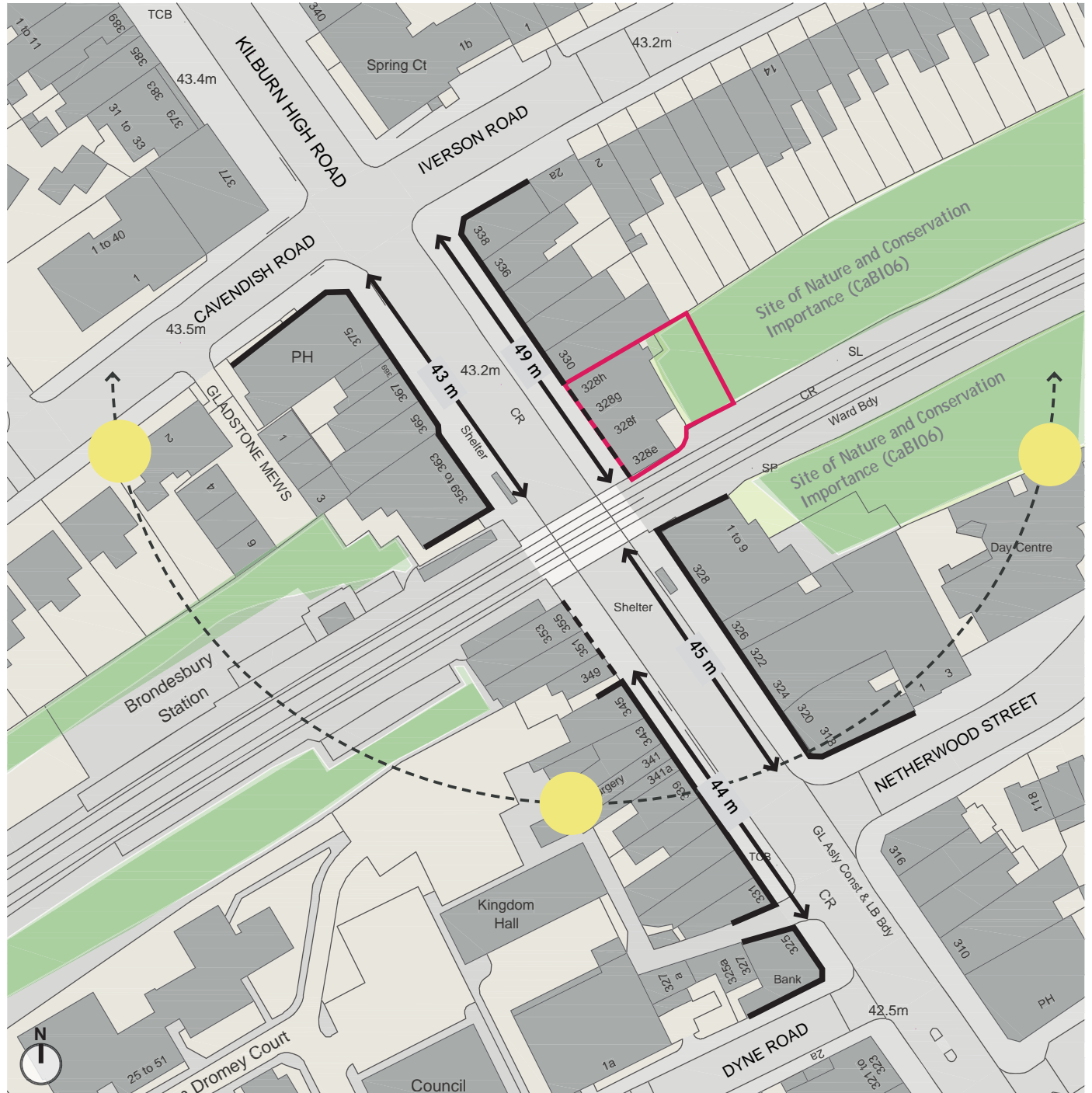
Location and Context

The proposal site is currently occupied a single storey public house. An in-fill development, on former railway sidings, the existing building is atypical for the general architectural style observed on Kilburn High Road. The general composition of the street is made up of Victorian and Georgian style terraces. Typically these are 3-4 storeys, with residential and commercial use found over retail, food and beverage use at ground

The majority of these have narrow fronted units at street level and there is a continuous edge of built form to the back of the footway. The area is characterised by complete urban blocks that run from street to street and is dominated by the traffic heavy Kilburn High Road and many railway bridges that bisect the area.

The East West orientation of the existing building abutting a railway viaduct allows the opportunity for good out look and access to daylight at upper storeys. To the East of the site is a locally designated site of Nature and Conservation Importance CaBI06. The designation boundary overlaps the proposal site boundary and special care will need to be taken to enhance the habitat value of the area as part of the proposals.

Kilburn High road has excellent public transport and is served by a number of stations and many bus services. The site itself has a Public Transport Accessibility Level rating of 6A (Highest) and can therefore be considered for a car free development



Analysis
Site of Nature and Conservation Importance

CaBI06 West Hampstead RAILSIDES, Medley Orchard and Westbere Copse, Sites of Nature Conservation Importance (Borough Importance, Grade I) overlaps the Eastern Half of the proposal site. This site is composed of a number of sections of railside, an old orchard at Medley Gardens, and Westbere Copse in West Hampstead.

'The land near Brondesbury is covered in a complex of scrub and secondary woodland, mostly sycamore (Acer pseudoplatanus) and wild cherry (Prunus avium). More open areas support false oat-grass (Arrhenatherum elatius), rosebay willowherb (Chamerion angustifolium), Michaelmas-daisy (Aster sp.) and bramble (Rubus fruticosus agg.). (ref: Sites of Nature Conservation Importance Final adopted Sept 2006).

The portion of this designated land overlapping the proposal site totals 145 sqm, 1/3 of the site of the area. However within this overlap, almost half of this area is developed with single storey outbuildings and hard standing to support the business function of the pub. The designation maps make no reference to this built form and erroneously identify the whole area as a site of Nature Conservation and Importance. Camden's records make no reference to these buildings as they were brought into lawful use retrospectively via appeal and no layouts have been included in the Authority's mapping system.

An independent ecology report has been prepared to assess the existing condition and habitat value of the area and is submitted to support alongside this document. Summarising its findings the existing land to the rear of the proposal site is found to have negligible habitat value, with no evidence of significant or protected species.

There exists a real opportunity to greatly improve the biodiversity value and habitat opportunity through redevelopment of the plot.



Analysis

Kilburn High Road West, Street Scene

Immediately opposite the site, the urban block between Cavendish Street and Dyne Road is fine example of the heterogenous mix found on Kilburn High Road. What is apparent is from the analysis of the block form, bay widths, symmetry and architectural expression is that within this mix is a dominant typology and breakdown.

This overriding expression is a bay width of approximately 5m that is symmetrical about the bay, with a relatively consistent floor to floor height and window layout made up of three storeys organised as terraces. Where this language breaks down is around the Brondesbury Railway Station and the intersecting railway line where development has been more piecemeal and has occurred over a longer time frame.

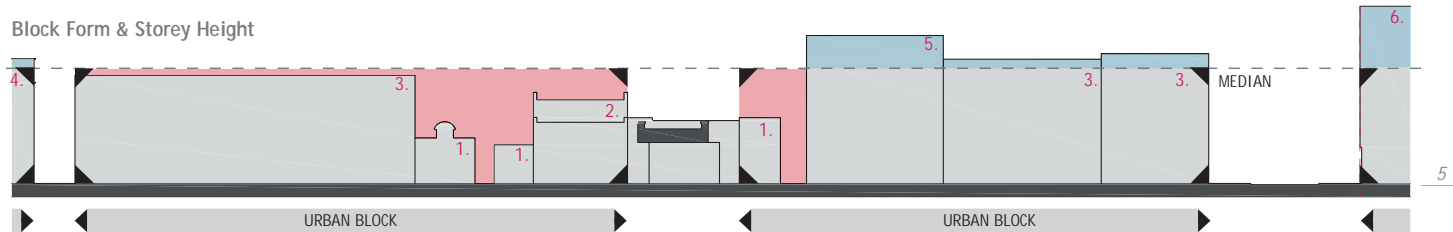
To the South of the station these are made up of two single storey buildings (345-349) that are quite incongruous in scale and expression, particularly when read with the domestic in appearance two storey public house (351-355). To the North, 359-363 is composed of a large scale 5 storey contemporary development. Although this infill maintains the parapet line of the adjacent parade with its final storey

set back, its materiality, fenestration and composition are fairly discordant and add little to the milieu.

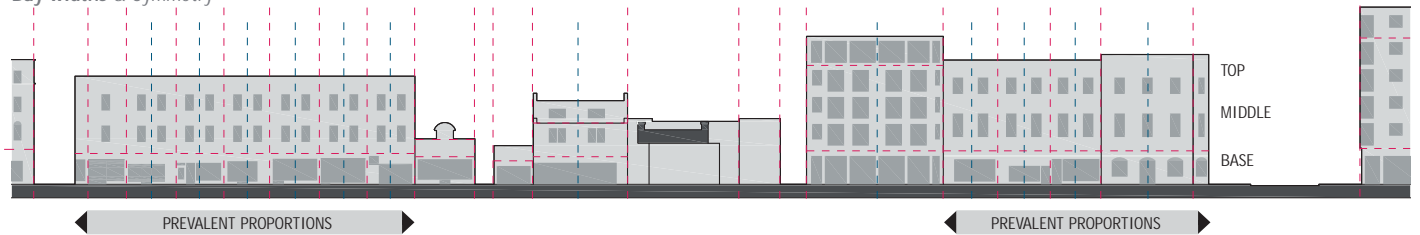
A further contemporary development is located immediately North of Cavendish Road (377), composed of 6 storeys standing as an isolated object in the street scene. Again a loft storey is set back above a parapet line, and the materiality, storey heights and fenestration are not consistent with the broader character.



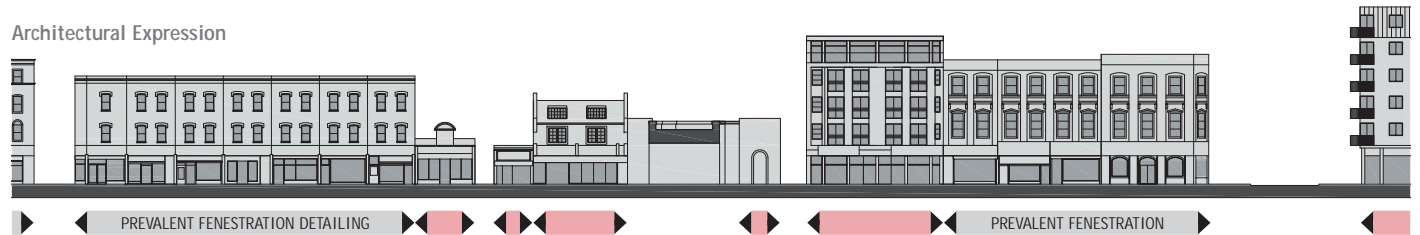
Block Form & Storey Height



Bay widths & Symmetry



Architectural Expression



Analysis

Kilburn High Road East, Street Scene

328e-h forms part of the urban block from Iverson Road to Netherwood Street, where the overall composition is very similar to the West. A narrow fronted terrace of symmetrical bays generally 4 storeys to parapet or ridge line is interrupted by two incongruous forms adjacent to the rail line.

The site itself, 328 e-h, is a single storey infill to the North of the tracks and a larger contemporary block is found to the south (328 a-d). In particular, this larger block is one of the least successful compositions in the area. Although some attempt has been made to organise the form into a series of bays these are not consistently relayed from street level to the upper floors. The overly narrow (corbel separated) units at the ground floor present a clear misunderstanding of the dominant proportions of the context. At the upper levels the form is broken into three unequal bays that are lacking symmetry about themselves and there is no consistency in the organisation of windows or detailing.

The properties adjoining to the North (330 to 334) are identified as Non Designated Heritage Assets on the Camden local list (Ref: 587. Their detailing, strong symmetry

and consistent use of materiality are fine example of the period. The fine and characterful shop fronts are noted as a particular feature of merit.

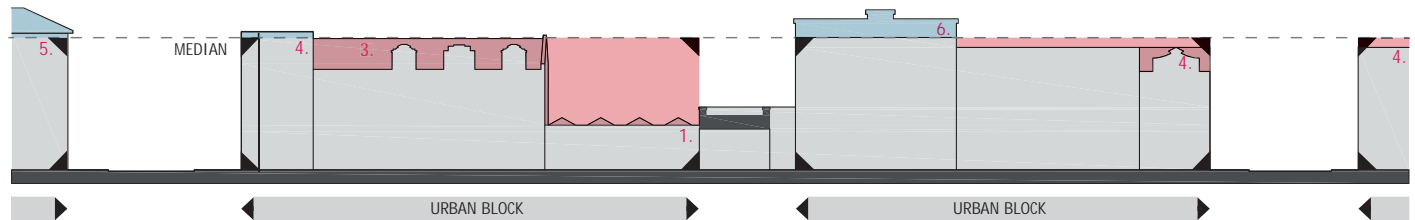
The end terrace (338) steps up to four storeys to emphasising the completion of the block and marking the junction between Kilburn High Road and Iverson Road.

Immediately to the North, across Iverson Road No. 340 is another contemporary development, which achieves 5 storeys within the parapet height No 338 through a reduced floor to floor. Due to this there is no horizontal continuation in the fenestration and it is a further unsuccessful addition to the street.

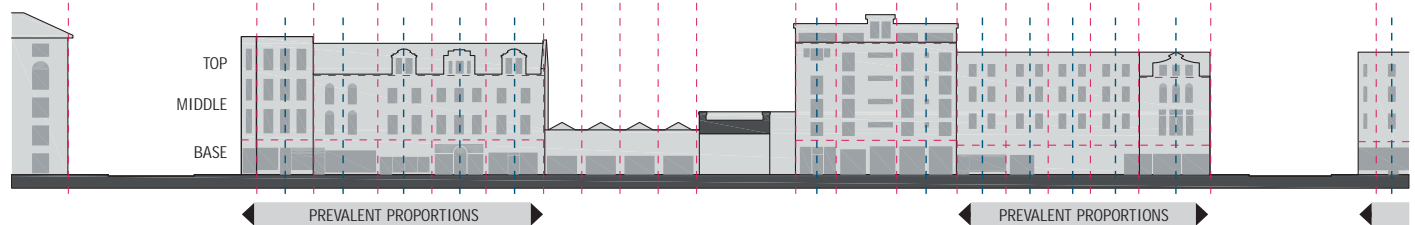


328e-h

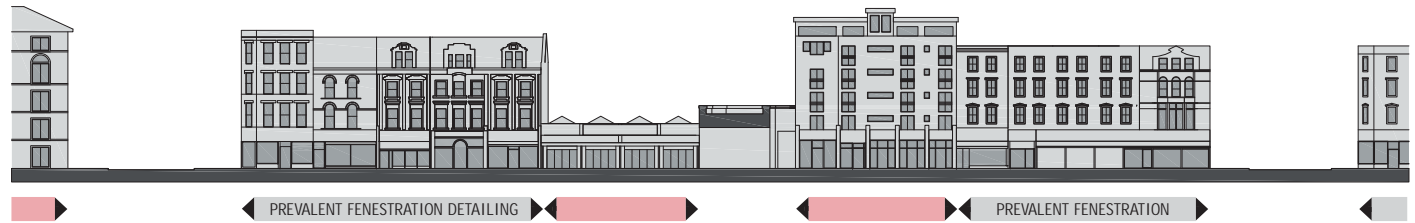
Block Form & Storey Height



Bay widths & Symmetry



Architectural Expression



Analysis

Kilburn High Road - Materiality

Kilburn High Road is a congested and diverse thoroughfare and the material expression of the street typifies this function, particularly at street level where there is a huge variety of uses, each expressed with varying degrees of success. What is evident is that a street level 'retail type' frontage is the typical composition and these are generally formed of narrow fronted bays (circa 5m) with a fascia panel, generally glazed shop front with some or all of dentil cornicing, pilasters and console brackets.

Above this level is a strong masonry led palette, predominantly brick, whilst the architectural language is mixed there is a consistent expression of load bearing brickwork evident with a residential quality. Brick detailing and iron work is evident acknowledging local industry and steelwork from railway infrastructure. Decorated brick or rendered parapets are the norm to the upper storey, with some examples of pitched roofs running into eaves.



Proposals

Kilburn High Road East, Street Scene

The proposal primarily reintroduces the continuation and completion of the Victorian parade.

The bay widths are sympathetic to the wider urban grain and the fenestration is symmetrical within each bay.

The horizontal fenestration arrangement is a direct continuation of the adjacent parade.

The building continues the three storey primary frontage with the fourth storey held within the roof structure, held back from the facade through the introduction of the third floor terrace. The end bay completes the parade by book-ending the terrace in the same manner as number 338 on the corner of Iverson Road.

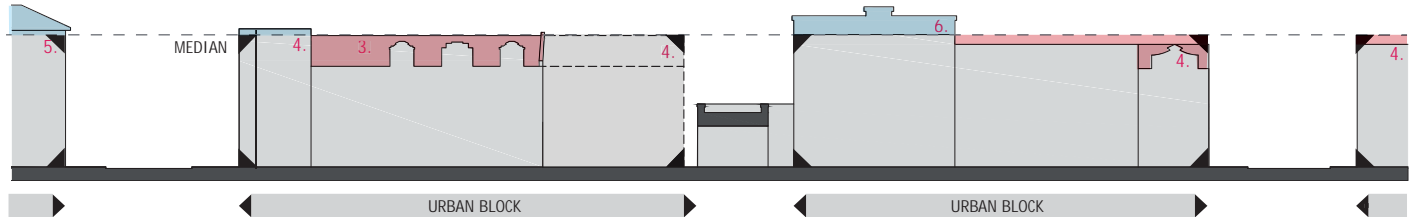
Given the appropriation of the facade the building aligns itself to it's context without masquerading as a building from an earlier era.

The contemporary detailing will ensure a subtle, robust and quality building which adds value to it's setting.

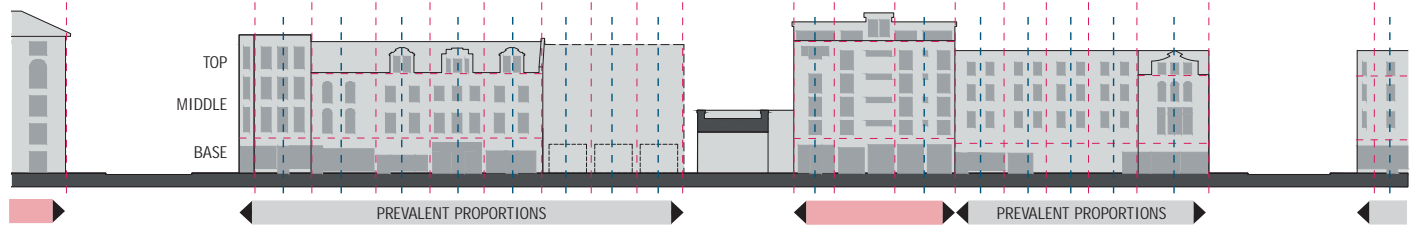


328e-h

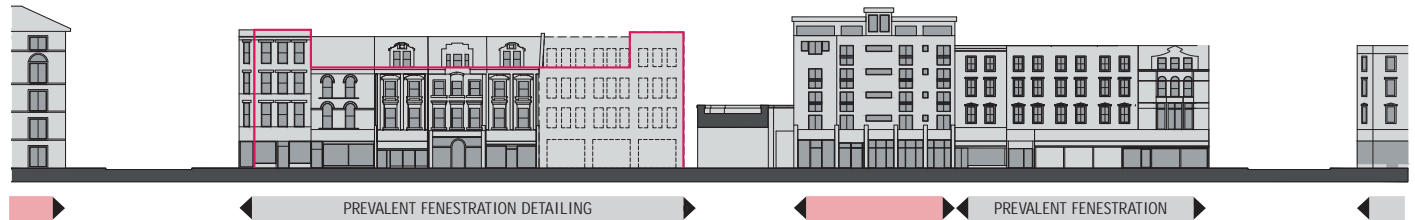
Block Form & Storey Height



Bay widths & Symmetry



Architectural Expression



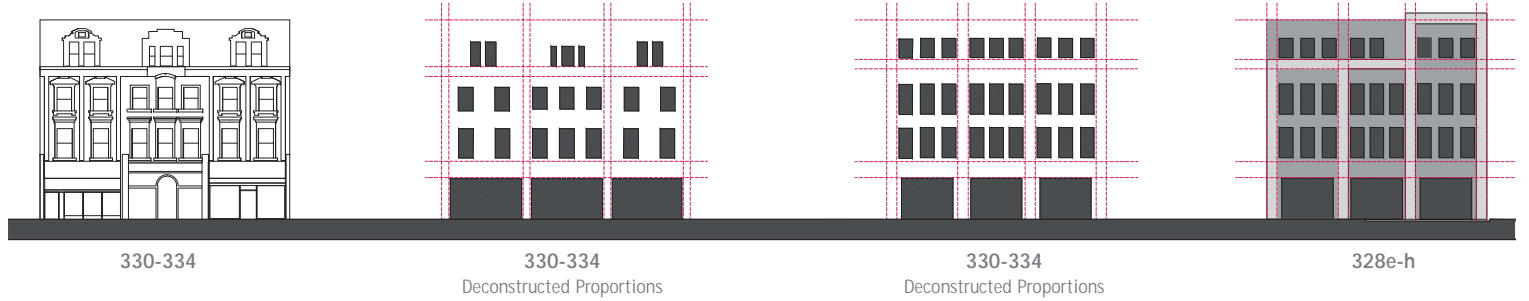
Proposals

Appearance & Form

Organisation

Three equal bays organised as shop front at ground, two domestic floors in mid over storey with attic level at third floor. Consistent cill and head heights to windows with symmetrical organisation about the bay.

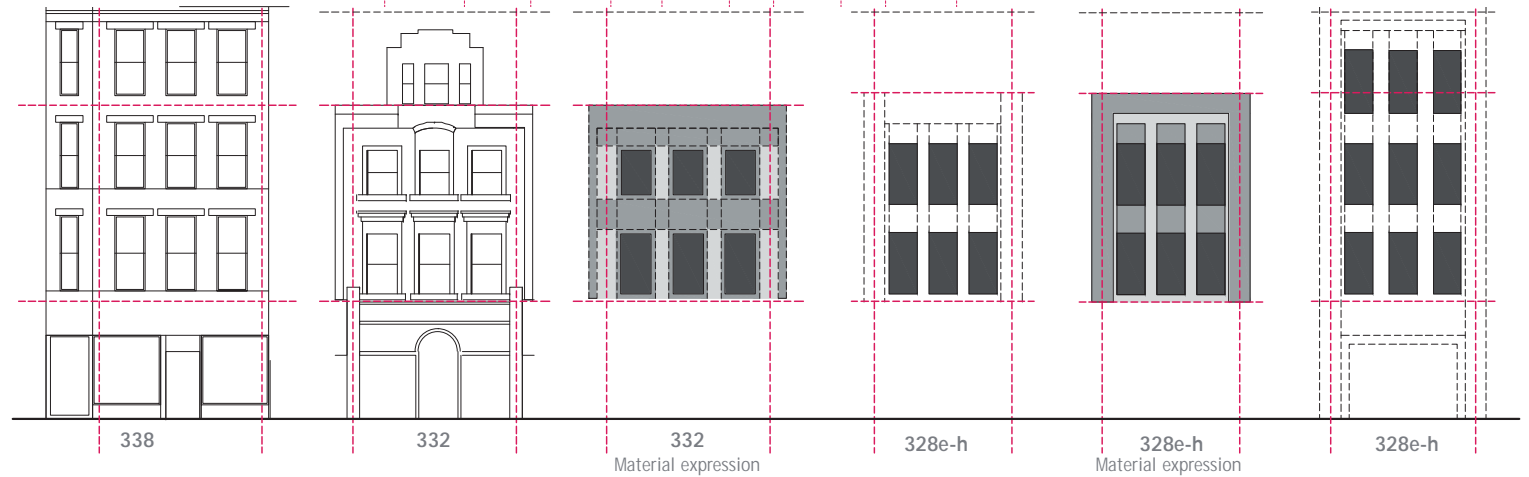
ORGANISATION



Detail

Contemporary brick expression generated from a deconstructed reading of adjacent brick panelling. Three tones of brick are selected to provide increased emphasis to the depth generated by layering the façade elements, starting from a light buff for the most primary face, receding through darker tones to the subsidiary elements.

DETAIL



Composition

A contemporary urban infill that is contextually appropriate in terms of material, detailing and organisation. Through the continuation of the existing ridge line, completing the terrace, and the traditional narrow fronted bays the proposals compliment the wider context. A full fourth storey is proposed to the final bay to balance the terrace, otherwise truncated by the railway bridge. The parapet is proposed as deliberate architectural device to positively turn the corner of the plot and complete the overall composition.

COMPOSITION



Proposals

Appearance & Form

The proposals are formed of three equal bays, each symmetrical about their centre. Each is enclosed by brick pilasters that rise from street level and provide the primary formal proportion for the elevations. Storey heights are matched directly to the neighbouring building (330-334) to allow a legible horizontal continuation of fenestration.

Windows themselves are group in threes, equally spaces and set into brick reveals. A loft storey is proposed at the third floor with a set back on the parapet line to the first two bays and raised parapet to the final bay.

Inset glazed shop fronts are proposed at street level to full bay width with a defined fascia over and a deeply rebated frame detail to the perimeter to give a decorative separation from the brick work.

The composition is deliberately contemporary, referencing the materiality, rhythm and proportion of Kilburn High road without the need for pastiche detail references.



PRECEDENT - CONTEMPORARY BRICK



Charlotte Street (Corner House) - DSDHA



Borough High Street (131) - LTS



328 e-h Kilburn High Road - Existing

Proposals

Site of Nature and Conservation Importance

The proposals include the removal of all existing structures on site and the construction of new single storey retail unit to the depth of the previously developed area of the plot. The construction of this extension will require the loss of approximately 20 sqm of existing soft landscape area.

It is proposed that the elements of single storey flat roof at first floor level are provided with extensive green roofs, planted with a suitable drought hardy mix that will promote bio-diversity and increase the existing habitat potential. The total area of these roofs will be 59 sqm, representing a net gain of more than twice the area taken for development.

The balance of the plot, a further 69sqm will be rejuvenated on completion of the proposals and planted with a suitable mix of native species to promote the habitats of propriety species identified in the Camden Biodiversity Action Plan. In addition to this suitable roosting and nesting opportunities will be provided in the form of bat and bird boxes within and fixed to the proposed residential upper storey facades. To ensure the area is suitably maintained and protected in the future access is provided via the proposed residential stair.

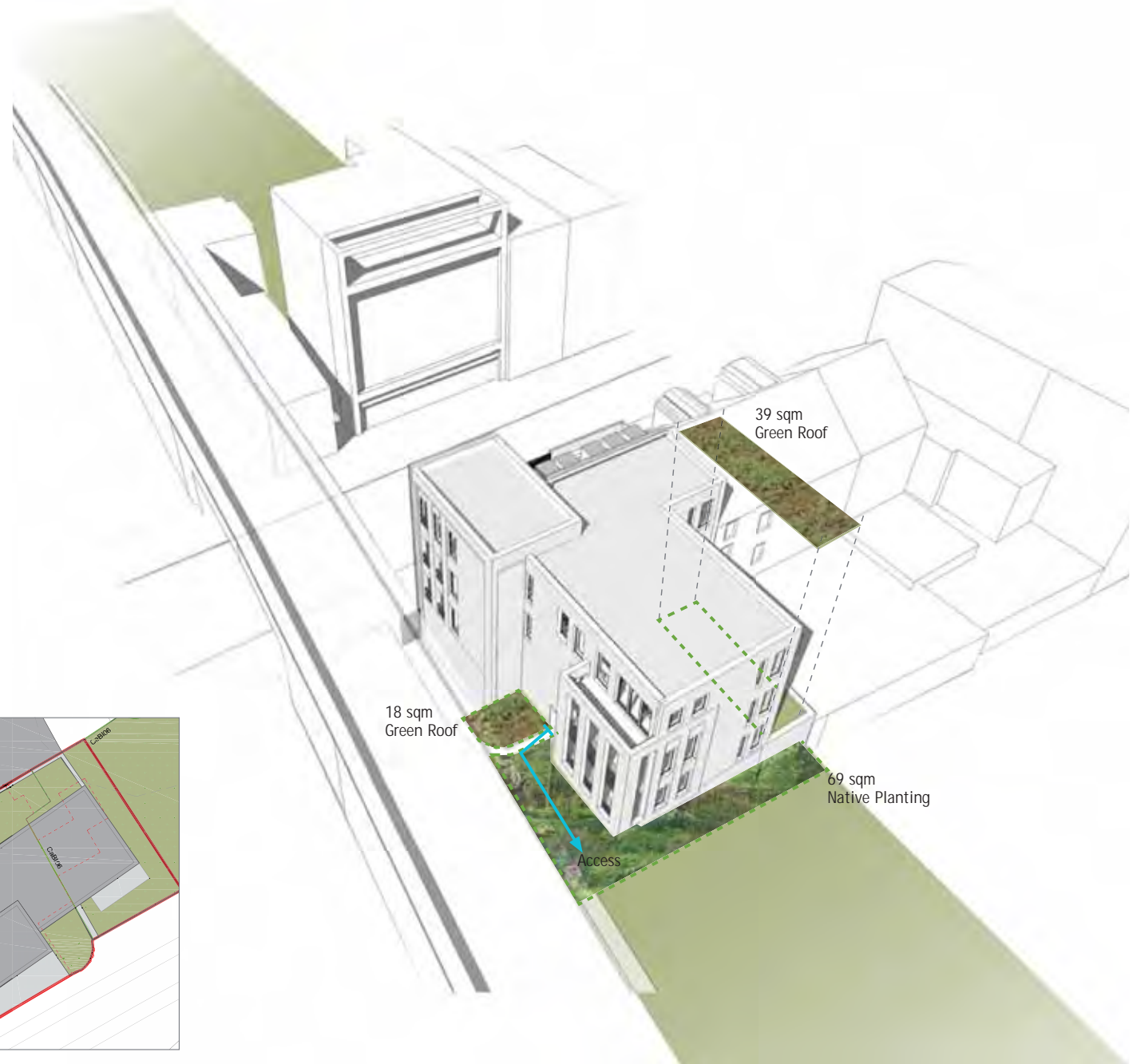
The overall result will be a significant improvement to the vitality and variety of the area for potential to attract species and promote bio-diversity. The introduction of the green roof element will also extend the nature corridor towards Kilburn High Road and the open area adjacent to the railway line could promote interaction with the existing SNCI area. This extension of area and open space could also provide opportunities for green linking into other designated nature areas.



Existing



Proposed

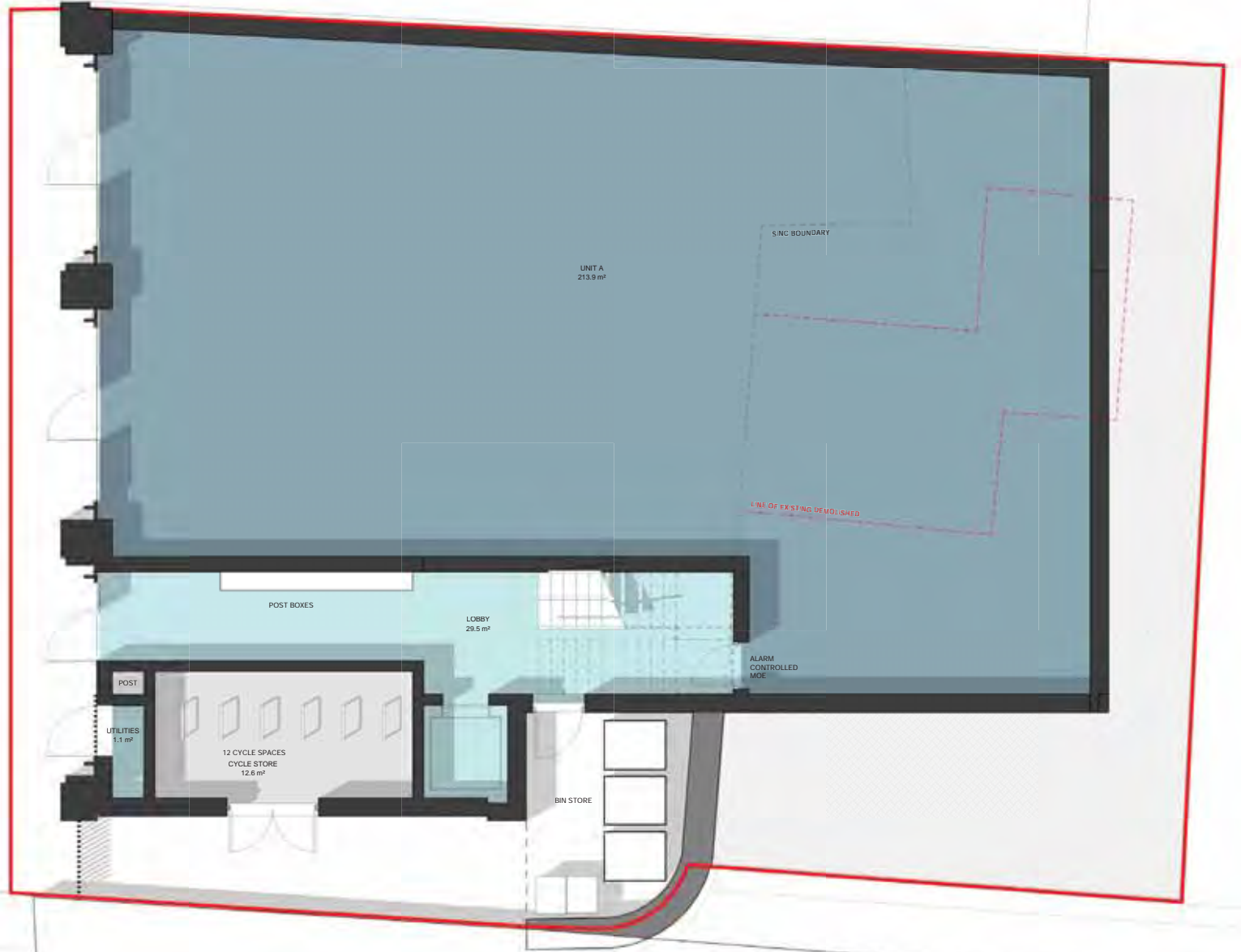


Proposal Ground Floor

Ground floor is proposed as a double fronted commercial unit (A1-A5) of 214 sqm that could be subdivided into two equal smaller units. Access is proposed via glazed doors set into glazed shop fronts. A shared refuse area is provided to the South of the plot and would be accessed via Kilburn High Road.

An independent residential entrance is provided in the third bay, with direct access to a secure cycle store from Kilburn High Road. Cycle spaces are provided as 1/1 bed and 2/ bed +, giving a total of 12 spaces. Access to the communal bin store is via this shared lobby area.

No car parking spaces are proposed and the development is to be car free.



Proposal

First Floor

Three apartments are proposed at first floor level, 2x 1 bed and 1x 2 bed units. Each complies with the nationally prescribed minimum overall floor area for the type including storage areas. Balconies are proposed to each dwelling to provide private outdoor space.

All units are dual aspect taking advantage of the North South axis of Kilburn High Road ensuring good access to daylight in all dwellings through the day. Aspect has been controlled to ensure there are no direct inter overlooking concerns within the proposals.

An acoustic report has been submitted alongside the document to demonstrate that there is risk to residential amenity from adjacent noise generators.

Access to the rear landscaped area and proposed green roof area is from this level.

Areas:

Apt. 101	51 sqm
Apt. 102	50 sqm
Apt. 103	76 sqm



Proposal
Second Floor

Three apartments are proposed at first floor level, 2x 1 bed and 1x 2 bed units. Each complies with the nationally prescribed minimum overall floor area for the type including storage areas. Balconies are proposed to each dwelling to provide private outdoor space.

All units are dual aspect taking advantage of the North South axis of Kilburn High Road ensuring good access to daylight in all dwellings through the day. Aspect has been controlled to ensure there are no direct inter overlooking concerns within the proposals.

An acoustic report has been submitted alongside the document to demonstrate that there is risk to residential amenity from adjacent noise generators.

Areas:

Apt. 201	51 sqm
Apt. 202	50 sqm
Apt. 203	76 sqm



Proposal

Third Floor

Two apartments are proposed at first floor level, 1x 3 bed and 1x 2 bed unit. Each complies with the nationally prescribed minimum overall floor area for the type including storage areas. Balconies are proposed to each dwelling to provide private outdoor space. The 3 bed unit dwelling is located to the Kilburn High road elevation to take advantage of a larger terrace area.

All units are dual aspect taking advantage of the North South axis of Kilburn High Road ensuring good access to daylight in all dwellings through the day. Aspect has been controlled to ensure there are no direct inter overlooking concerns within the proposals.

An acoustic report has been submitted alongside the document to demonstrate that there is risk to residential amenity from adjacent noise generators.

Areas:

- Apt. 301 98 sqm
- Apt. 302 76 sqm



Proposal
Sunlight to Amenity

Policy DP26 states that Camden will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of visual privacy and overlooking; overshadowing and outlook; and daylight and sunlight levels.

The diagrams on this page denote sunlight paths to existing amenity areas to rear of properties on Iverson Road. The sun path is taken on 21st March, the spring equinox as recommended in BRE Guidance. No.s 330-338 Kilburn High Road all have single storey out buildings at the rear, and therefore have no existing amenity area in the form of open space or gardens.

It is assumed that the land to rear of properties on Iverson Road (No.s 2-10) is private gardens and has been assessed as such. BRE Guidance states the following:

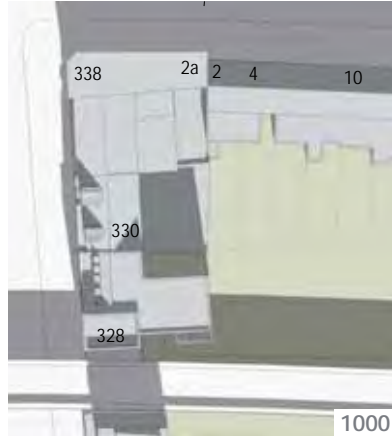
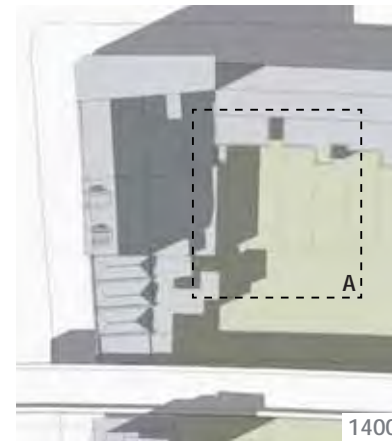
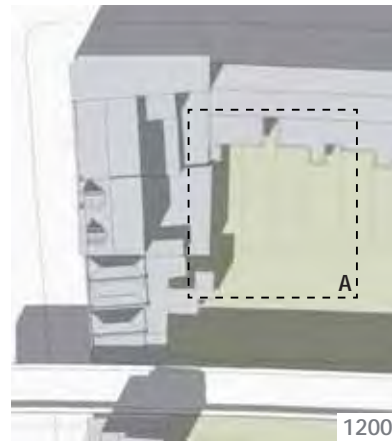
"3.3.17 It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March."

From this analysis it is apparent that the land to rear of No. 2 Iverson Road (annotated as plot 1) does not achieve 50% unaffected area for 2hrs on 21st March and therefore the impact of the proposed development is discounted. The land to rear of No. 4 Iverson Road is therefore sequentially tested - over the course of 2hrs (12-2pm) 21st March, greater than half of the existing amenity area is unaffected by the proposals. Further to this land immediately to the rear of the property, 5m from the rear elevation (that which would be considered of most use) is 100% unaffected.

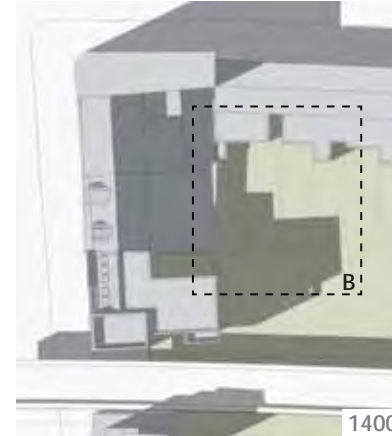
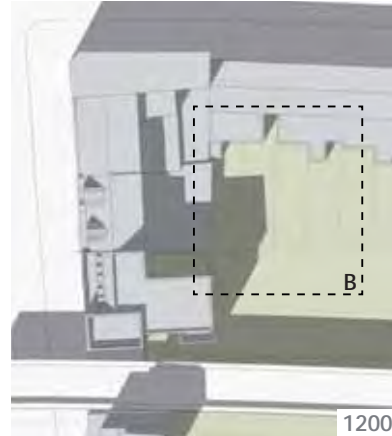
The proposals are therefore considered to be acceptable in terms of sunlight to amenity areas.



Existing - 21st March



Proposed - 21st March



✓ – No unacceptable impact on neighbours' amenity space.

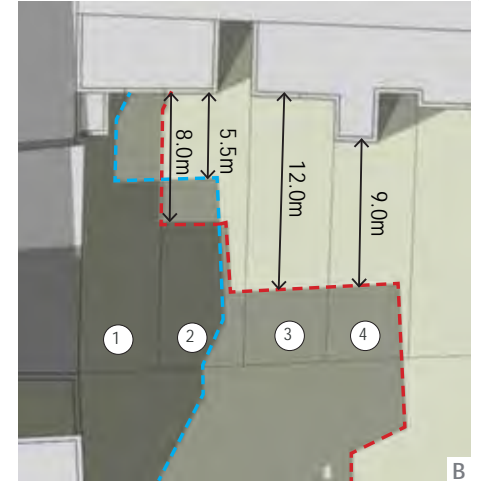
✓ – No unacceptable impact on neighbours' amenity space.

✓ – No unacceptable impact on neighbours' amenity space.



1200-1400 Hrs

- 12pm Plot 1 - 38% unaffected
Plot 2 - 100% unaffected
- 2pm Plot 1 - 2% unaffected
Plot 2 - 64% unaffected



1200-1400 Hrs

- 12pm Plot 1 - 16% unaffected
Plot 2 - 51% unaffected
- 2pm Plot 1 - 0% unaffected
Plot 2 - 52% unaffected
Plot 3 - 71% unaffected
Plot 4 - 72% unaffected

Proposal
Daylight to Neighbours

The building height within the proposed development has been established based on three strategies:

Respect existing buildings

- Proposed ridge height is no higher than adjacent building.
- Overall storey heights consistent with the adjacent existing buildings.

Utilise building Setbacks

- Increases separation distances.
- Provides a visual break in the mass.
- Delivers massing consistent with existing varied character.

Locate maximum height appropriately

- Proposals consistent with context.
- Single storey ground floor unit aligned to existing.
- Three storeys above organised along the street, with perpendicular wing at Southern limit of plot.
- Elevated parapet to Southern corner to create positive resolution to terrace.

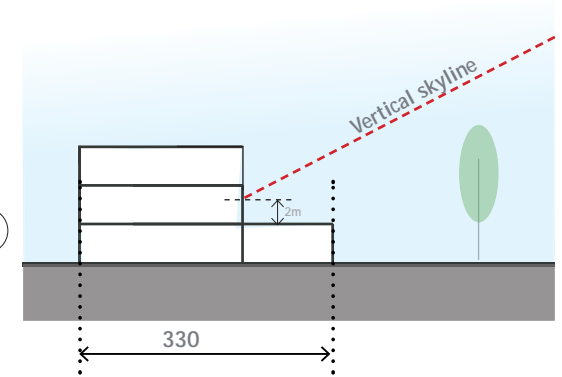
The proposals have been designed to consider daylight and sunlight from the outset of the project. The site layout and massing have been tested against the BRE guidance to demonstrate compliance for a representative day, 21st March, for Sunlight.

The proposed massing and layout are such that there is no direct impact on the vertical skyline component for the nearest neighbouring property, no. 330 Kilburn High Road.

The northerly aspect of these existing rooms dictates that any impact from the proposal would be limited as the existing direct daylight available is restricted. Further to this, the commercial use at the upper floors requires a separate test regarding right to light.



- 1 - No 330-334 have been extended to rear boundary at ground floor and there is no impact at this level.
- 2 - Those windows closest to the proposals are associated with the stair in no. 330 and there is no requirement to measure impact on non habitable rooms.
- 3 - The nearest habitable room windows are approximately 5m from site boundary and over 9m from the proposed rear extension and these windows serve Commercial premises.



Diagrammatic section - Vertical Sky Component

Proposal
Privacy & Overlooking

Privacy and overlooking, impacts on neighbours amenity also informed the building mass and appearance.

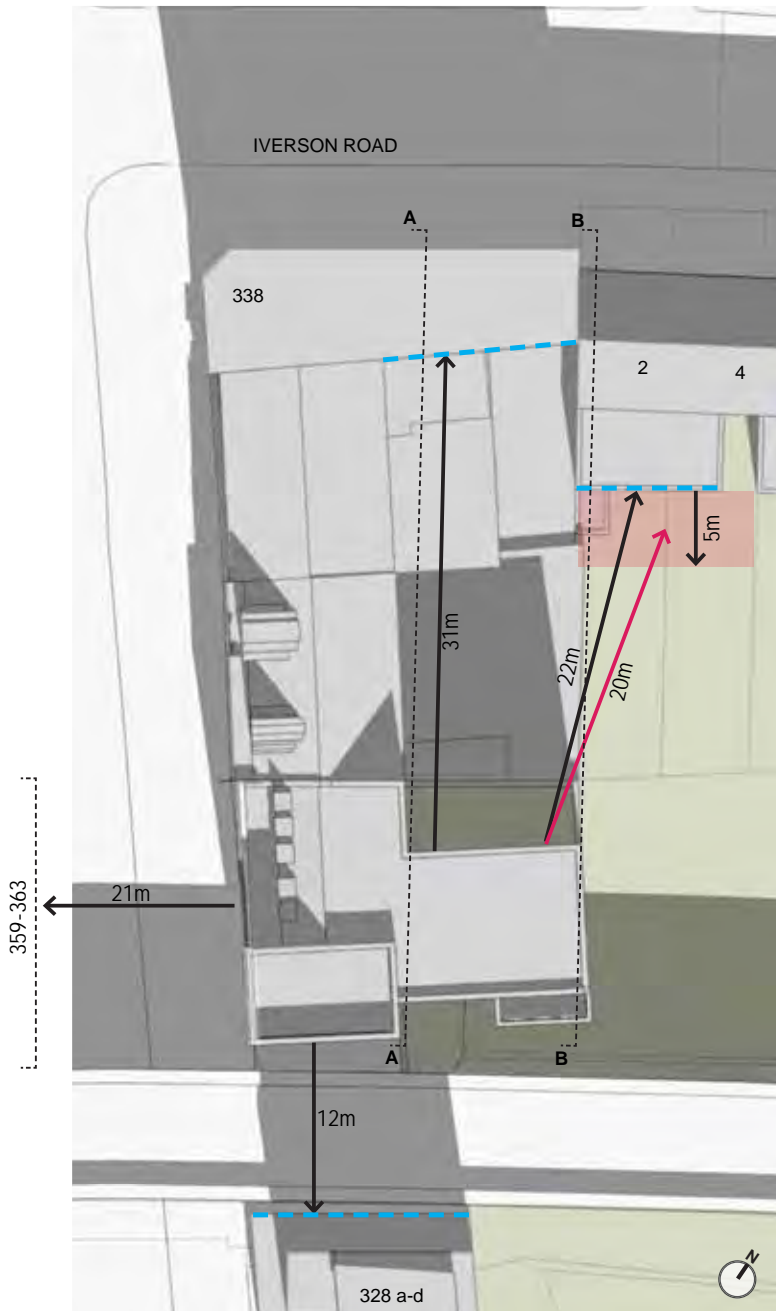
The proposals have been designed to consider these from the outset of the project. The layout and massing have been tested using a minimum window to window separation distance of 20m, as is typical for an existing urban location. The same distance has been applied to test impact on existing outdoor amenity area, where the amenity area is considered to be that outdoor space 5m from the rear of the property.

The proposals allow for glazing to all four elevation to maximise access to daylight through 100% dual aspect accommodation. This strategy requires existing neighbouring privacy to be considered to all aspects, North, South, East and West.

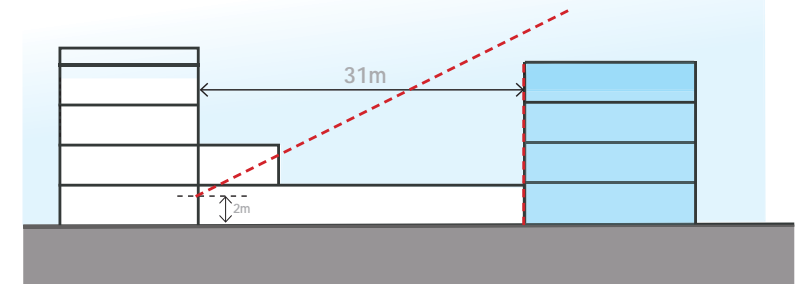
To the South there are no issues present as the gable of 328 a-d Kilburn High road has no glazing or external amenity areas. No 359-363, opposite the proposal to the West, has a significant amount of glazing to habitable rooms and also outdoor amenity space. However the separation distance is in excess of 21m and therefore there will be no impact on privacy.

Located to the North, no. 338 Kilburn High Road has some directly facing windows, again however at 31m distant there is no impact. To the East the rear of properties to Iverson Road the separation distance is again in excess of 20m for window to window overlooking. There is a small area of the amenity space to the rear of No. 2 Iverson Road that has some issue with overlooking and it is proposed that windows in this location be obscured to preserve privacy.

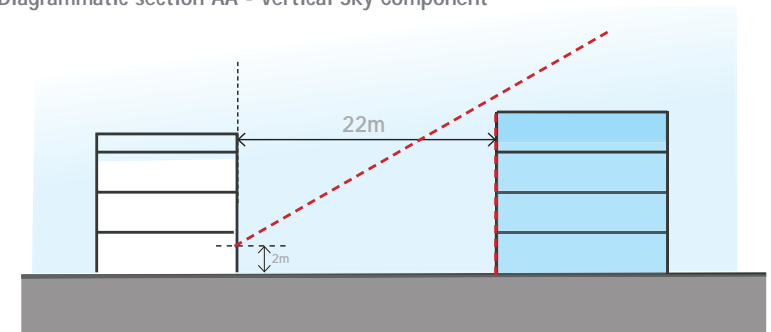
There are therefore no overlooking issues associated with the development.



Rear of Iverson Road



Diagrammatic section AA - Vertical Sky Component



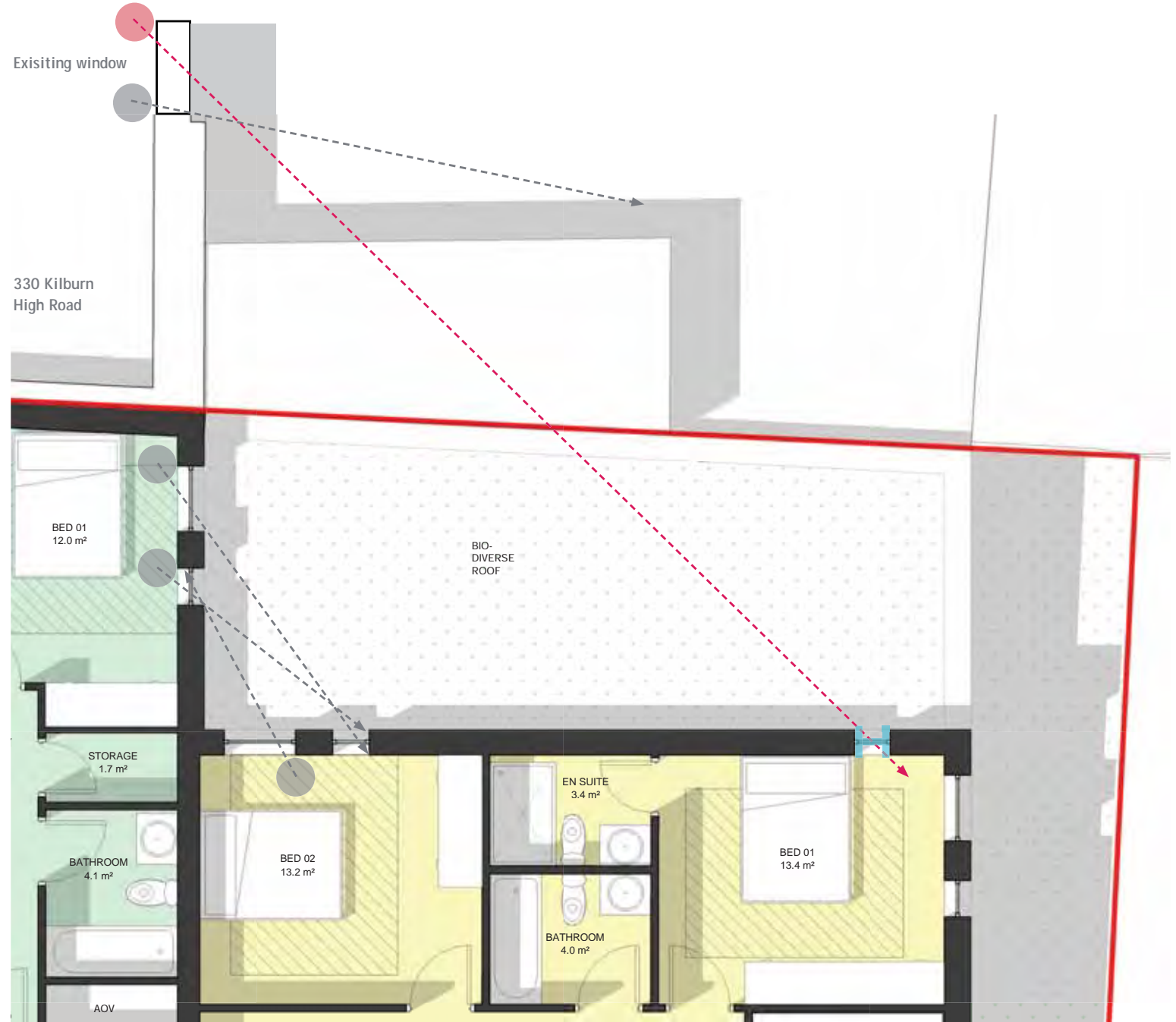
Diagrammatic section BB - Vertical Sky Component

Proposal

Privacy & Inter overlooking

Direct Inter overlooking has also been considered and generally controlled through the layout and size of proposed openings ensuring there is no clear line of sight. One possible concern associated with overlooking to/from the rear of 330 Kilburn Highroad is avoided through the use of obscured glazing in this location.

- ✓ - No unacceptable impact on adjoining units privacy.
- ✓ - Bedroom to Bedroom overlooking. There are no direct views to Living areas.
- ✓ - Opaque film to selected window.





1 PLANNING - VIEW FROM FAR SIDE OF BRIDGE



2 PLANNING - VIEW FROM KILBURN HIGH ROAD



3 PLANNING - VIEW FROM RAILWAY LINE



4 PLANNING - VIEW FROM REAR



5 PLANNING - VIEW FROM RAILWAY LINE 2



1 FRONT ELEVATION
1 : 100



2 SIDE ELEVATION 2
1 : 100



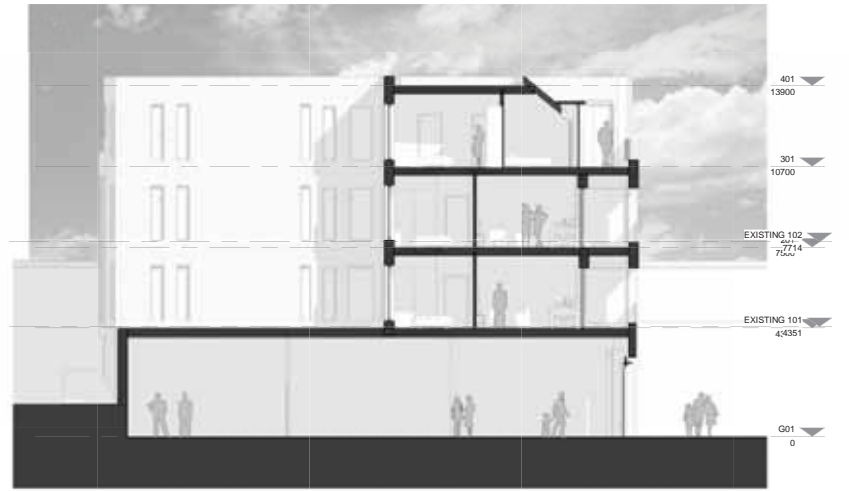
3 REAR ELEVATION
1 : 100



4 SIDE ELEVATION
1 : 100



1 BUILDING SECTION 01
1 : 100



2 BUILDING SECTION 02
1 : 100



3 BUILDING SECTION 03
1 : 100



4 BUILDING SECTION 04
1 : 100