

Tara McGinty  
Dome House  
8 Hartley Avenue  
Mill Hill  
London  
NW7 2HX

9<sup>th</sup> November 2017

Our Ref: RT-MME-126560

Dear Tara,

### **Biodiversity Review of Soft Landscaping Proposals- 30 Camden Street, Camden**

#### **Introduction**

In October 2017 Quinn London commissioned Middlemarch Environmental Ltd to undertake a review of the biodiversity benefits of the soft landscaping proposals (please refer to Appendix 1) at the 30 Camden Street development site. The site is located at National Grid Reference TQ 2941 8353, measures approximately 0.15 ha, and is situated within a highly urbanised area.

Quinn London have specifically asked for the review to assess whether the proposals are in accordance with relevant planning policies of the London Borough of Camden Local Development Framework Core Strategy and Development Policies (in relation to Condition 26 of the planning application). Since the development acquired planning permission, the Core Strategy and Camden Development Policies documents have been replaced by The Local Plan (adopted by Council on 3rd July 2017). Subsequently this review refers to the policies within the new The Local Plan as this is the current document forming the basis for planning decisions and future development in the borough. The policy of relevance to ecology is Policy A3: Biodiversity. The contribution of the landscape proposals to national or local biodiversity targets will also be considered.

#### **Ecological Baseline**

Prior to development the site was dominated by two buildings comprising St. Pancras Community Centre and a block of eighteen garages. Other habitats present included hardstanding access roads and pathways associated with the buildings, a strip of amenity grassland and scattered areas of introduced shrub. In addition, broadleaved tree specimens were located at the periphery of the site.

The majority of the site was dominated by buildings and hardstanding which is considered to be of limited ecological value. Small areas of amenity grassland and introduced shrub were present however these are common, species-poor habitats that can be easily replaced. The only features of significant ecological value were the mature trees. It is understood that the two mature London plane specimens have been retained and protected.

#### **Ecological Value of Proposed Landscape Features**

The Proposed Landscaping Plan (201 Rev P.01) indicates that the following habitats will be created on site totalling c.260 m<sup>2</sup>.

##### Tree planting

The planting of pear trees *Pyrus calleryana* 'Chanticleer' will provide a foraging resource in later summer / autumn for a variety of invertebrates, mammals and birds. It should be noted however that the trees will be newly planted and therefore they will take time to mature.

##### Hedge planting

A hedgerow is defined as any boundary line of trees or shrubs over 20 m long and less than 5 m wide, and where any gaps between the trees or shrub species are less than 20 m wide (Bickmore, 2002). All hedgerows consisting predominantly (i.e. 80% or more cover) of at least one woody UK native species are listed as a Habitat of Principal Importance in England. Hedgerow H1 comprises native beech *Fagus sylvatica* and measures c. 50 m in length and as such will meet the above criteria once established. Once mature this hedge may also provide nesting habitat for birds.

### Shrub and perennial planting

Whilst shrub planting is not in itself a priority habitat on the Camden Local Biodiversity Action Plan (LBAP) it is important to recognise the wildlife value of formal landscaped areas. Although the species planted are mostly non-native a large proportion are wildlife attracting and nectar producing. Examples include *Viburnum tinus*, *Hebe* sp., and *Skimmia japonica*. This habitat is subsequently valuable for pollinators such as bees and also provides foraging habitat for birds, bats and small mammals.

### **Summary**

On review, it is considered that the landscaping proposals will result in a positive ecological enhancement of the site. Prior to development, the site was dominated by low ecologically valuable habitats except for mature trees. Post-development, the mature trees are to be retained and new ecologically valuable habitats created. This landscape proposal is in line with several points of Policy A3: Biodiversity (Local Plan) including being 'proportionate to the scale of the proposed development' and 'incorporating additional trees and vegetation wherever possible'. The creation of communal green spaces within this highly urbanised area (albeit limited in extent) will also help 'to improve opportunities to experience nature'. In addition, the planting of native hedgerow and wildlife attracting trees and shrubs supports one of the aims of the Built Environment LBAP to 'include biodiversity enhancing landscaping in all schemes'.

Whilst the landscape proposal is considered to result in an overall gain in biodiversity, further enhancements to maximise opportunities for biodiversity should be considered. The inclusion of bat and bird boxes would help provide artificial nesting and roosting sites for a variety of urban bird and bat species such as house sparrow *Passer domesticus* and common pipistrelle *Pipistrellus pipistrellus* which are Species of Principal Importance and Priority Species on the LBAP.

I trust that this assessment meets your requirements, however if you have any further queries please do not hesitate to contact me.

Yours sincerely,

**For and On Behalf of Middlemarch Environmental Ltd.**

Sarah Boulstridge BSc (Hons) Grad CIEEM  
**Senior Ecological Consultant**

Checked By

Tom Docker MSc MCIEEM  
**Ecological Impact Assessment Manager**

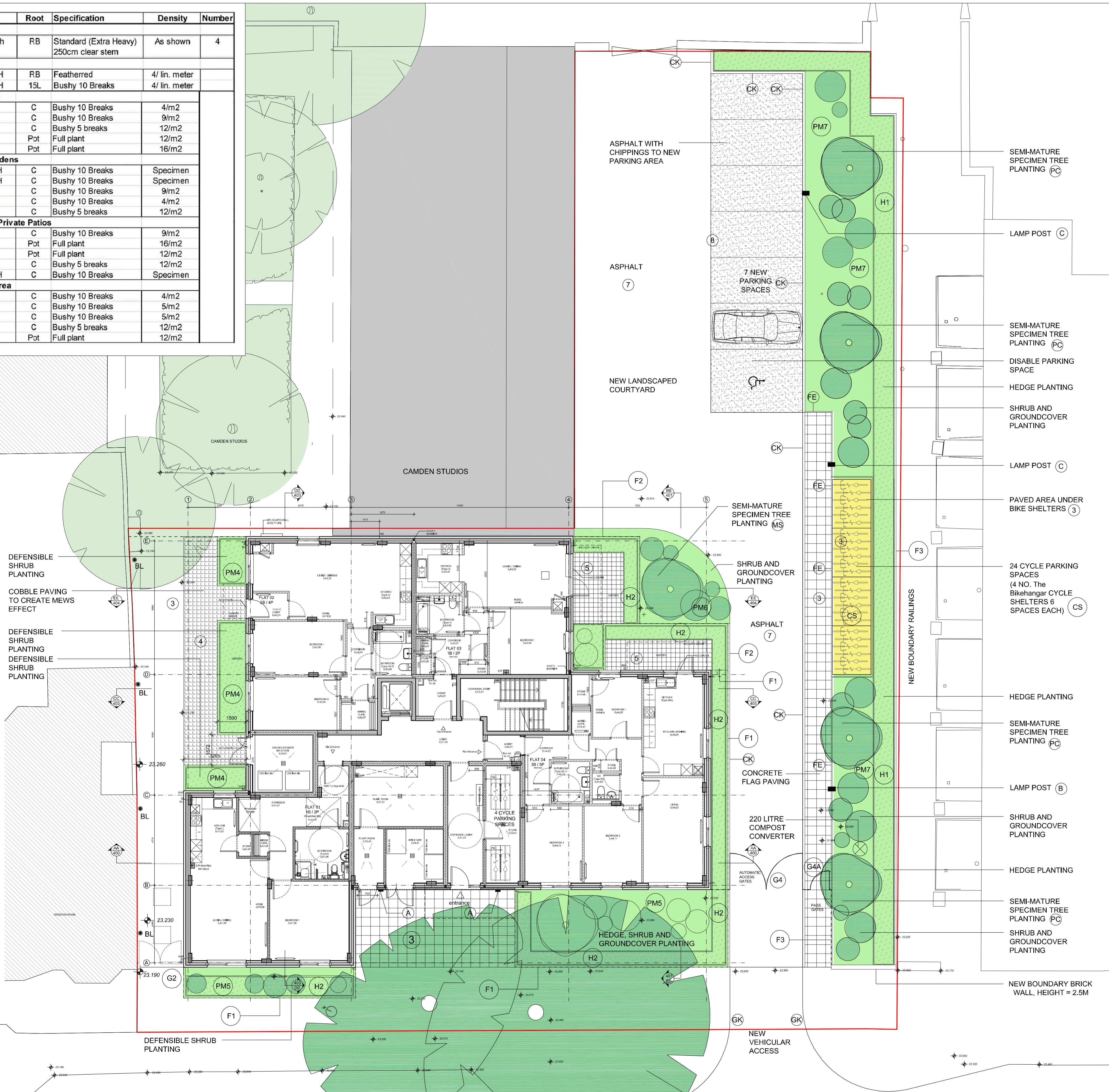
## Appendix 1

Species	Size	Root	Specification	Density	Number
<b>Trees</b>					
PC	Pyrus callieriana 'Chanticleer'	25-30cm girth	RB Standard (Extra Heavy) 250cm clear stem	As shown	4
<b>Hedges</b>					
H1	Fagus sylvatica	180-240cm H	RB Feathered	4/ lin. meter	
H2	Prunus lusitanica	100-120cm H	15L Bushy 10 Breaks	4/ lin. meter	
<b>PM4 Shrubs and Perennials Mix 4 - Camden Street Northside</b>					
	Viburnum tinus 'Eve Price'	60-100cm H	C Bushy 10 Breaks	4/m2	
	Skimmia japonica 'Rubella'	40-50cm H	C Bushy 10 Breaks	9/m2	
	Hebe pingifolia 'Pagei'	30-40cm H	C Bushy 5 breaks	12/m2	
	Geranium macrorrhizum	2L	Pot Full plant	12/m2	
	Lirope muscari	2L	Pot Full plant	16/m2	
<b>PM5 Shrubs and Perennials Mix 5 - Camden Street Front Gardens</b>					
	Syringia vulgaris 'Andenken L. Spaeth'	175-200cm H	C Bushy 10 Breaks	Specimen	
	Hybiscus syriacus	175-200cm H	C Bushy 10 Breaks	Specimen	
	Skimmia japonica 'Rubella'	40-50cm H	C Bushy 10 Breaks	9/m2	
	Viburnum tinus 'Eve Price'	40-50cm H	C Bushy 10 Breaks	4/m2	
	Hebe 'Red Edge'	30-40cm H	C Bushy 5 breaks	12/m2	
<b>PM6 Shrubs and Perennials Mix 6 - Camden Street Adjacent Private Patios</b>					
	Skimmia japonica 'Rubella'	40-50cm H	C Bushy 10 Breaks	9/m2	
	Lirope muscari	2L	Pot Full plant	16/m2	
	Polystichum setiferum	3L	Pot Full plant	12/m2	
	Hebe 'Red Edge'	30-40cm H	C Bushy 5 breaks	12/m2	
	Magnolia stellata	175-200cm H	C Bushy 10 Breaks	Specimen	
<b>PM7 Shrubs and Perennials Mix 7 - Camden Street Parking Area</b>					
	Viburnum tinus 'Eve Price'	40-50cm H	C Bushy 10 Breaks	4/m2	
	Ligustrum vulgare 'Lodense'	60-80cm H	C Bushy 10 Breaks	5/m2	
	Hypericum 'Hidcote'	60-80cm H	C Bushy 10 Breaks	5/m2	
	Hebe 'Red Edge'	30-40cm H	C Bushy 5 breaks	12/m2	
	Geranium macrorrhizum	2L	Pot Full plant	12/m2	

**LEGEND**

- 3 COURTYARD PAVING  
MEDIUM SIZED HIGH QUALITY BLOCK PAVERS,  
COLOUR: LIGHT WARM GREY; STRETCHER BOND
- 4 MEWS/ HOUSE FRONT COBBLE PAVING  
100X100X60MM HIGH QUALITY CONCRETE BLOCK PAVERS,  
COLOUR: WARM GREY; STRETCHER BOND
- 5 PATIO PAVING  
400X400MM HIGH QUALITY SLABS,  
COLOUR: WARM GREY; STACKER BOND
- 7 ASPHALT  
WITH CHIPPINGS, COLOUR 'NATURAL' TO ENGS. SPEC.
- 8 PARKING BAY DEMARCATION LINE  
50MM WIDE, THERMOPLASTIC PAINT, COLOUR 'WHITE'  
TO TSRGD DIAGRAM 1019, TBC.
- CK 250X125MM CONCRETE KERB  
BULLNOSED; AS MFR. BY MARSHALLS
- GK 250X125MM GRANITE KERB  
BULLNOSED; AS MFR. BY MARSHALLS
- FE 50X150MM FLAT TOP CONCRETE EDGING  
AS MFR. BY MARSHALLS
- CS 4 NO. THE BIKEHANGAR CYCLE SHELTERS 6 SPACES EACH
- F1 1.5M HIGH METAL FENCE  
'BARBICAN' AS MFR. BY JACKSONS FENCING  
(01233 750393)
- F2 1.2M HIGH CLOSEBOARD FENCING TO PRIVATE GARDENS ON  
CONCRETE POSTS AND 150 HIGH CONCRETE BASE
- F3 2.5M HIGH METAL FENCE TO PARKING AREA  
AND PUBLIC ENTRANCE  
'BARBICAN' AS MFR. BY JACKSONS FENCING
- G2 GATE TO COURTYARD REFER TO DETAIL DRAWING 16-019-750
- G4 2.5M HIGH METAL GATE  
'BARBICAN', 3M WIDE, DOUBLE LEAF (4A - SINGLE LEAF),  
INTEGRATED IN 2.5M HIGH FENCE, AS MFR. BY JACKSONS FENCING  
COLOUR GREEN
- BL BOLLARD LIGHT - THORN - 96262145 + 96005367 D-CO LED  
BOLLARD 1000 14W 4K CL1 WITH GROUND SPIKE
- A WALL MOUNTED LAMP - THORN - 96665904 EYE VS LED1000-840  
HF E3 L ANT, MOUNTED AT 2.4M
- B LAMP POST - THORN - CQ 24L35-740 NR CIVITEQ SMALL - 24  
NEUTRAL WHITE 4000K LED 350mA - NR OPTIC - EC FLAT GLASS,  
MOUNTED AT 5M WITH 5 DEGREE TILT
- C LAMP POST - THORN - CQ 24L35-740 EWR CIVITEQ Small - 24  
Neutral White 4000K LED 350mA - EWR Optic - EC Flat Glass

Scale 1:100



**NOTES**

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE HIGHLIGHTED BY CONTRACTOR.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.

ALL LEVELS ARE TO FINISHED LEVELS UNLESS OTHERWISE INDICATED.

- LEGEND**
- SEMI-MATURE SPECIMEN TREE PLANTING (PC)
  - LAMP POST (C)
  - SEMI-MATURE SPECIMEN TREE PLANTING (PC)
  - DISABLE PARKING SPACE
  - HEDGE PLANTING
  - SHRUB AND GROUND COVER PLANTING
  - LAMP POST (C)
  - PAVED AREA UNDER BIKE SHELTERS (3)
  - 24 CYCLE PARKING SPACES (4 NO. THE BIKEHANGAR CYCLE SHELTERS 6 SPACES EACH) (CS)
  - HEDGE PLANTING
  - SEMI-MATURE SPECIMEN TREE PLANTING (PC)
  - LAMP POST (B)
  - SHRUB AND GROUND COVER PLANTING
  - HEDGE PLANTING
  - SEMI-MATURE SPECIMEN TREE PLANTING (PC)
  - SHRUB AND GROUND COVER PLANTING
  - NEW BOUNDARY BRICK WALL, HEIGHT = 2.5M

drawing status:	<b>PLANNING</b>	
revision:	description:	date:
P.01	Issued for Information	27-09-17

**PLANNING**

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project: 16-019 CAMDEN STREET  
drawing: PROPOSED LANDSCAPE PLAN  
date: 27-09-17 drawn by: MP check: SM  
scale: 1:100 @ A1 drwg no.: 201 rev. no.: P01  
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