

Habitat Management Plan for new-build residential scheme at:

Land to the Rear of 125-133
Camden High Street, London NW1
7JR

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**Appendix A: Bauder Biodiverse Green Roof
Specification**

1. Landscape Management Objectives

The landscape and habitat management plan for the project at Land to the Rear of 125-133 Camden High Street, London NW1 7JR is based on the initial biodiversity specification for the roof areas. The key components of which are:

- An increasing number of flora and fauna species present on the site.
- A mixtures of habitats created by different depths of substrate and surface finishes

To be read in conjunction with the roof plan of the green roof areas.

2. Back ground Information

Extract from the Camden Planning Guidance for Green Roofs and Walls:

Development Policy DP22 states that schemes must incorporate green or brown roofs and green walls wherever suitable. Due to the number of environmental benefits provided by green and brown roofs and green walls, where they have not be designed into a development the Council will require developers to justify why the provision of a green or brown roof or green wall is not possible or suitable.

The Council will expect all developments to incorporate brown roofs, green roofs and green walls unless it is demonstrated this is not possible or appropriate. This includes new and existing buildings. Special consideration will be given to historic buildings to ensure historic and architectural features are preserved.

10.4 Green and brown roofs are roofs that are specially designed and constructed to be waterproof and covered with material to encourage wildlife and to help plants grow. They can be left without planting - 'brown' or planted with a range of vegetation - 'green' depending on the depth or the soil or substrate.

Substrate is a layer of material which supports the roots and sustains the growth of vegetation.

There are three main types of green and brown roof:

1. Intensive roofs 2. Semi intensive roofs 3. Extensive roofs.

10.7 Extensive Roofs are generally light weight, with a thin layer of substrate and vegetations. They can be further sub divided into 3 types:

These either take the form of Sedum mats or plug planted Sedum into a porous crushed brick material. Sedum roofs are relatively light weight and demand low levels of maintenance. They can be more readily fitted on to existing roofs.

Sedum is a type of vegetation. They are generally short plants with shallow roots and thick leaves.

Brown roofs should create habitats mimicking local brownfield sites by using materials such as crushed brick or concrete reclaimed from the site. However, these materials are very heavy and cannot hold water for irrigation. Therefore it is preferable to use materials of known quality and

water holding capacity. The brown roof is then planted with an appropriate wild flower mix or left to colonise naturally with areas of dead wood or perches for birds.

Green roofs are usually formed by planting a wild flower mix on an appropriate layer of material. There are various techniques for the creation of this type of roof.

3. Review of the Management Plan

The flora and fauna on the roofs is likely to evolve over time. It is therefore highly likely that the plan be required to change and along with it the maintenance requirements. To facilitate this the plan calls for monitoring in the second summer with a review of the plan and maintenance for years three to five. This process to be repeated after five years.

4. Maintenance Programme

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

Work to be carried out by Bauder Green Roof Maintenance.

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

Initial 10 weeks (directly after installation)

The green roofs,

Seeded biodiverse roofs are designed to need a minimum of maintenance.

However, some intimal watering will be required during the first 10 weeks after installation if there is insufficient rain fall.

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

Establishment Period (Yrs 1-2)

Maintenance. During the first 2 years maintenance visits should be twice yearly (spring/summer and autumn)

Maintenance Works

All Areas, every visit work required:

- Pebble Border: remove all vegetation from Pebble borders
- Outlets: check outlets are clear and free from silt and detritus
- Remove unwanted and invasive grass and weeds.
- Fertilise if required spring/summer visit as per Bauder Specification

Monitoring

Summer of year 2

- Assess the % failure of seeding. If failed area larger than 5m² should be reseeded in the following spring or autumn.

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

Maintenance Period (Yrs 3-5)

Maintenance. During the years three to five maintenance visits should be twice yearly (spring/summer and autumn)

Maintenance works all areas every visit:

- Pebble Border: remove all vegetation from Pebble borders
- Outlets: check outlets are clear and free from silt and detritus
- Remove unwanted and invasive grass and weeds.
- Fertilise in spring/summer visit if required as per Bauder Specification

Monitoring

Summer of year 5

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

From these assessments and reference to the Hackney BAP (2012-2017) the management plan for the following 5 yrs can be adjusted.