



**Biodiversity Enhancement Plan to discharge  
Condition 10**

**52 Holmes Road, London**

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### LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the surveys only.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

## 1.0 Introduction

### Background

- 1.1 The Ecology Partnership was commissioned by PHD Associates to develop a report for the discharge of condition 10 which apply to redevelopment of a site on 52, Holmes Road, London.
- 1.2 The proposal has been granted full planning permission under planning reference 2016/1986/ subject to a number of planning conditions, with condition ten pertinent to ecology. Conditions ten states:

### Condition 10

*Details of integrated bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.*

- 1.3 This report has been developed to fulfil the above condition of the planning permission.

### Site Context and Status

- 1.4 The site is centred on National Grid Reference TQ28788507. The redline boundary is located to the north of Holmes Road, located to the west of Kentish Town Road, with Kentish Town train station to the north east. Significant infrastructure is located to the north, with expanse of warehouses and rail tracks. There is no open space immediately around the site and limited open space or green space within the local area.
- 1.5 The proposals for the site are for the demolition and redevelopment of the site into residential, with a new build mixed use development of 6 storeys (plus basement) comprising of 9 self-contained units (8x2 bed and 1x3 bed) on floors 1-5 and 377sq.m of industrial employment space (B1c) on the basement and ground floors.



Figure 1: Approximate location of the red line boundary (Google Earth, 2019)

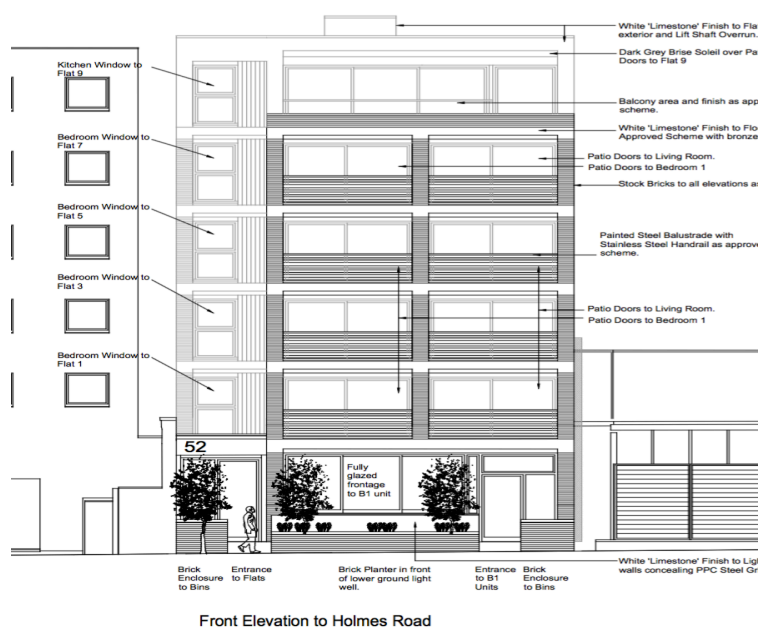


Figure 2: Latest plans for the development (dated August 2019).

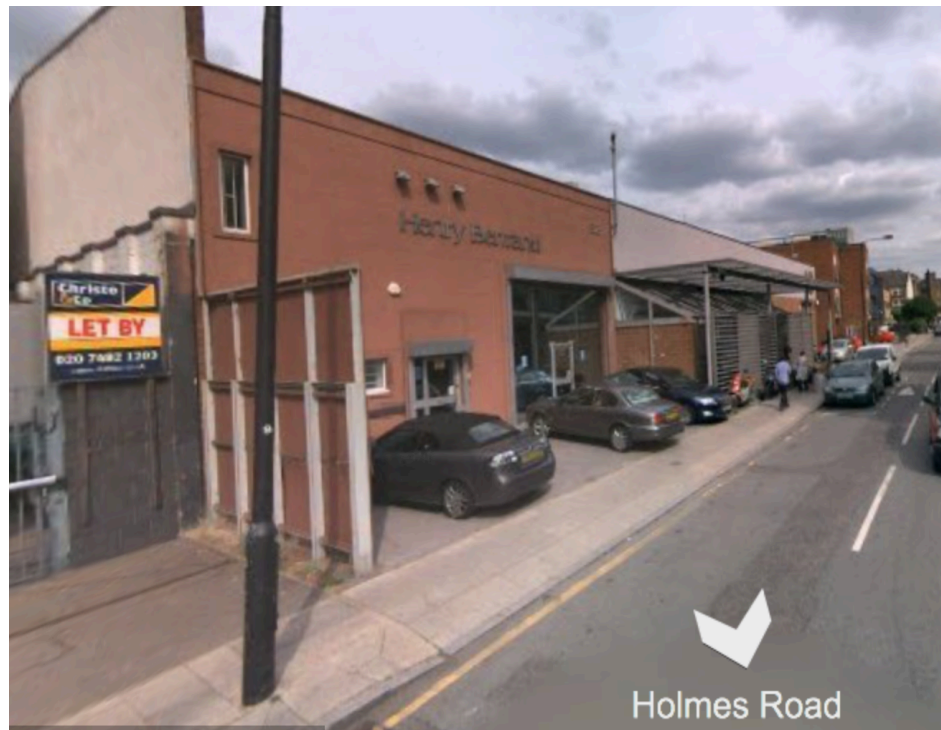
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## **Purpose and Objectives**

- 1.6 The objectives and use of this document is to provide detailed information regarding the ecological enhancements required for the scheme. Details regarding enhancements and habitat creation have been included with a view to increase the biodiversity on site post-development.

## **2.0 Site Overview**

- 2.1 The building was not identified as having any ecological value and indeed a biodiversity assessment for the site was not a requirement of planning.
- 2.2 The site is hardstanding and buildings. The building was a warehouse structure, with a corrugated roof structure with vents. The building was not considered to have any potential to support bats, and indeed there was no requirement for such a survey. The nature of the building and the materials for construction and the location of the site reduces the buildings likelihood of being suitable.
- 2.3 There are no street trees located in the front of 52 Holmes Road, or indeed extending down the northern aspect of Holmes Road, extending eastwards. Several street trees are located on the southern aspect of Holmes Road, but are outside the development zone. No impacts were predicted on these off site trees.



*Figure 3: 52, Holmes Road, prior to demolition*

### 3.0 Ecological Enhancement Strategy

3.1 The Camden BAP (The Local Biodiversity Action Plan for London Borough of Camden) identifies a range of habitats and species. The enhancements for the site are aimed at improving the sites for targeted species set within the Camden BAP and include:

- Bats;
- House Sparrow;
- Invertebrates.

3.2 The recommended locations for the below enhancements are illustrated in the enhancement map in Appendix 1.

#### *Wildlife boxes*

3.7 Wildlife boxes such as bat boxes and bird boxes will be established within the site. As there are no mature trees, these boxes will be flush to the wall of the building.

- 3.8 Nest boxes should be installed in order to provide new nesting opportunities for birds and to achieve ecological enhancements in line with policies set out by the Local Planning Authority.
- 3.9 Vivara Pro Woodstone Single Chamber House Sparrow Nest Box: House sparrows are both London and National BAP. These boxes can be fixed to the external wall using strong screws and wall plugs (not included in the purchase price). A total of four of these should be established on the building. All of the boxes should face north and east avoiding strong sunlight and wettest winds. The locations of the boxes are shown below in appendix 1 of this report.



*Figure 4: Vivara Pro Woodstone Single Chamber Sparrow Nest Box*

- 3.10 A total of 4 of these boxes will be installed within the walls of the new building. The location of these is shown in appendix 1 of this report.
- 3.11 With regards to bat boxes, the potential presence of more common species found in urban areas cannot be discounted, albeit it is considered unlikely that the site would support significant numbers. As such, bat boxes used for crevice dwelling species, notably common and soprano pipistrelles and Nathusius pipistrelle, have been recommended.
- 3.12 Beaumaris woodstone bat box (figure 5 below): two of these should be established on the walls of the building (see appendix 1). These boxes are suitable for crevice dwelling



species, including common and soprano pipistrelle bats. These bats were recorded using the site. This box provides suitable roosting opportunities for bats in the local area.



*Figure 5: Above the Beaumaris Woodstone recommended for crevice dwelling species.*

### *Green Roof*

- 3.12 Green roofs are considered a significant enhancement to the site and the surrounding environment. Living roofs are also encouraged by local planning policy and support BAP ambitions, notably for pollinators and where possible provide new niches for species such as stag beetles. Green roofs are also installed for sustainable drainage purposes, countering climate change, improving building performance as well as amenity value, alongside health and wellbeing.
- 3.13 The green roof specifications are for the wildflower blanket XF118 Bauder which provides for a range of wildflower species which will support insect species in the landscape and provide stepping stones within the urban environment. The wildflower green roof supports Camden BAP species the cornflower (*Centaurea cyanus*).
- 3.14 Green roofs can include further enhancements, such as open sections of sand for burrowing invertebrates and dead wood piles (for species such as stag beetles which is a London BAP). This creates new niches within the green roof structure. Invertebrate boxes can be established on the green roof to provide additional features of interest. With



regards to this development, the use of insect boxes on the roof is recommended with an insect hotel (see figure 7 below) inserted onto the roof. Locaiton shown in appendix 1.



*Figure 7: An insect hotel*

#### 4.0 Conclusions

- 4.1 Enhancements have been included within the design and are; the use of bat and bird boxes, insect boxes and green roofs. All of these have been considered in terms of local wildlife and local BAP ambitions. The location of the boxes are shown in appendix 1.
- 4.2 It is considered that this report is sufficient to discharge the conditions.

## **Appendix 1: Location of wildlife boxes**

Sparrow boxes x 4

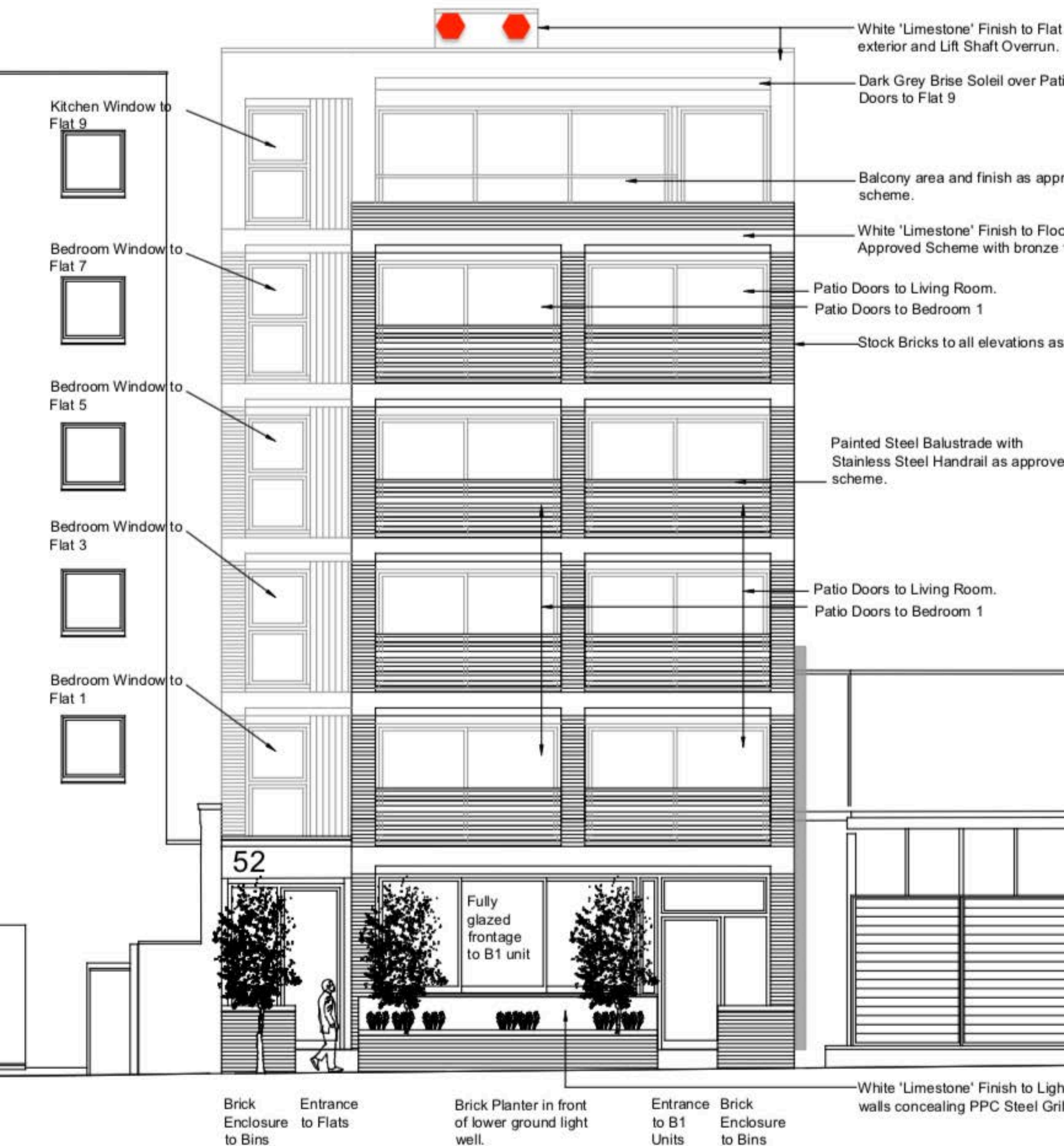


Rear Elevation to Regus Road





Beaumaris Bat Boxes x 2



Front Elevation to Holmes Road

Bifold, inward opening, upper lights  
to Winter Gardens.



Insect Hotel

Fixed Light to side of Winter  
Garden above 1st Floor level.



Skylights to  
Residential lobbies

Obscure Glazing to  
Landing Window

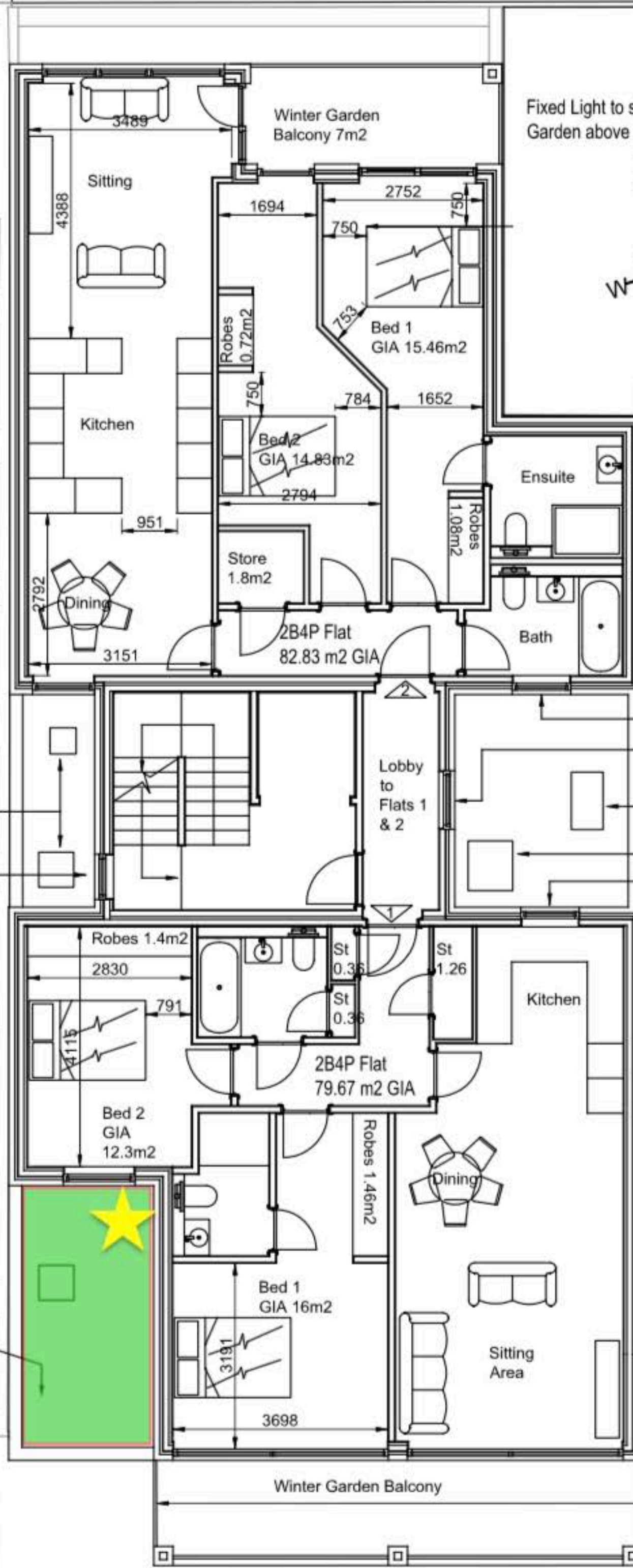
Obscure glazing to Bathroom Window

Obscure glazing to Lobby Window

Skylights to Commercial and  
Residential Bin Store

Obscure glazing to  
Kitchen Window

10m2 Non accessible Extensive Biodiverse  
Living Roof on flat roof in front of Flat 1  
Bedroom and extending over residential  
entrance.



Winter Garden Balcony

Fixed Panel Glazing to sides of Winter  
Garden Balcony. Obscure glazing on  
residential side.

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