

# **HABITATS MANAGEMENT PLAN**

**294-295 HIGH HOLBORN, LONDON**

prepared by



commissioned by

**CHH LONDON LTD.**

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# HABITATS MANAGEMENT PLAN

## 294-295 HIGH HOLBORN, LONDON

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## 1 INTRODUCTION

- 1.1.1 Clarkson and Woods Ltd. was commissioned by CHH London Ltd. to prepare a Habitats Management Plan (HMP) for 294-295 High Holborn, London.
- 1.1.2 This HMP has been produced in order to satisfy the requirements for LE05 (long term impact on biodiversity) of the BREEAM assessment for the development of the Site.
- 1.1.3 The purpose of this HMP is to:
- To set out the agreed aims and objectives for habitats management of the site;
  - To establish habitats maintenance responsibilities; and
  - To help monitor success and progress against the aims and objectives and provide strategies for implementing remedial measures, if required.
- 1.1.4 This HMP sets out a strategy for the first five years following development. It is recommended that after five years the objectives and prescriptions set out in the plan are reviewed and amended where necessary to ensure the objectives are achieved for the long term.
- 1.1.5 This plan has been informed by the Ecology Report (Cambridge Ecology, 2014) and Update Ecological Appraisal Report (Clarkson and Woods, November 2020).

## 2 SITE DESCRIPTION

- 2.1.1 The site is located within the Borough of Camden in the city of London, and comprises the site of a demolished building with a basement. The site in its pre-development state contained no natural habitats aside from very few pioneer floral species within the south of the plot.
- 2.1.2 The development site is approximately 0.03 hectares (ha) in size and the approximate centre of the site is at TQ 30883 81569.
- 2.1.3 The development proposals comprise the construction of a mixed-use nine floor building for commercial and domestic purposes.
- 2.1.4 Ecological enhancements, comprising the installation of bat and bird boxes, are shown in Figure 1 in Appendix A. Specifications for these features are detailed in Appendix B.



### 3 OBJECTIVES

3.1.1 The following objectives have been identified which, when achieved, will ensure the overarching aims of the Plan are realised.

- **OB1: To remove any waste/pollutants from the site**

The site will be kept free from unwanted waste and contaminants to maximise the value of the site and of newly created habitats therein for biodiversity and improve the visual amenity. This relates to LE05 under the BREEAM assessment.

- **OB2: To improve the value of the site for biodiversity**

Artificial nesting / roosting features for nesting birds and bats will be incorporated into the development. This objective relates to LE03 under the BREEAM assessment.

- **OB3: To provide and maintain shelter for protected/notable species during operational phase**

To enhance the site for protected and notable species during the operational phase of the development, nest boxes for birds and roost boxes for bats will be installed around the site to provide additional value for biodiversity. These features will be suitable without the need for ongoing maintenance. All newly installed enhancement measures for protected / notable species are displayed in Figure 1 and Appendix B. This objective relates to LE04 under the BREEAM assessment.

### 4 PRESCRIPTIONS

4.1.1 In order to achieve the objectives outlined in Section 3, the following management prescriptions have been identified. Implementation of the occupation phase measures will be co-ordinated by an appointed management company.

- **PR1: Removal of Litter from Within Site Boundary**

*Contributes to Objective 1*

The management company will be responsible for the removal of litter from within the development boundary to ensure the site is kept free of unwanted waste and other contaminants. All waste will be carried away from the development site and disposed of appropriately.

- **PR2: Installation of Wildlife Habitat Features**

*Contributes to Objectives 2 and 3*

Integrated bird & bat boxes will be installed on suitable aspects of the building during construction works. These features will provide shelter and nesting opportunities for a range of



taxa. The installed features will be integrated into the fabric of the building and will not require future maintenance. The proposed locations of the habitat boxes are displayed on Figure 2 in Appendix A. Details of the boxes, including installation guidance, are provided in Appendix B.

The following features (or equivalent) shall be installed:

- 4x Schwegler Swift Brick
  - 2x Schwegler Tit Boxes
  - 4x Shwegler 2FN Bat Tubes
- 
- **PR3: Monitoring and Maintenance of Habitat Features**

*Contributes to Objective 3*

Maintenance visits of the installed bat boxes is not expressly required, although it is recommended that the bird boxes be cleaned out annually following the conclusion of the breeding season, i.e. September to February inclusive, to minimise the potential spread of disease and parasites. This will be carried out by approved ecological, who will also identify the need for any remedial action.



APPENDIX A: ENHANCEMENTS PLAN

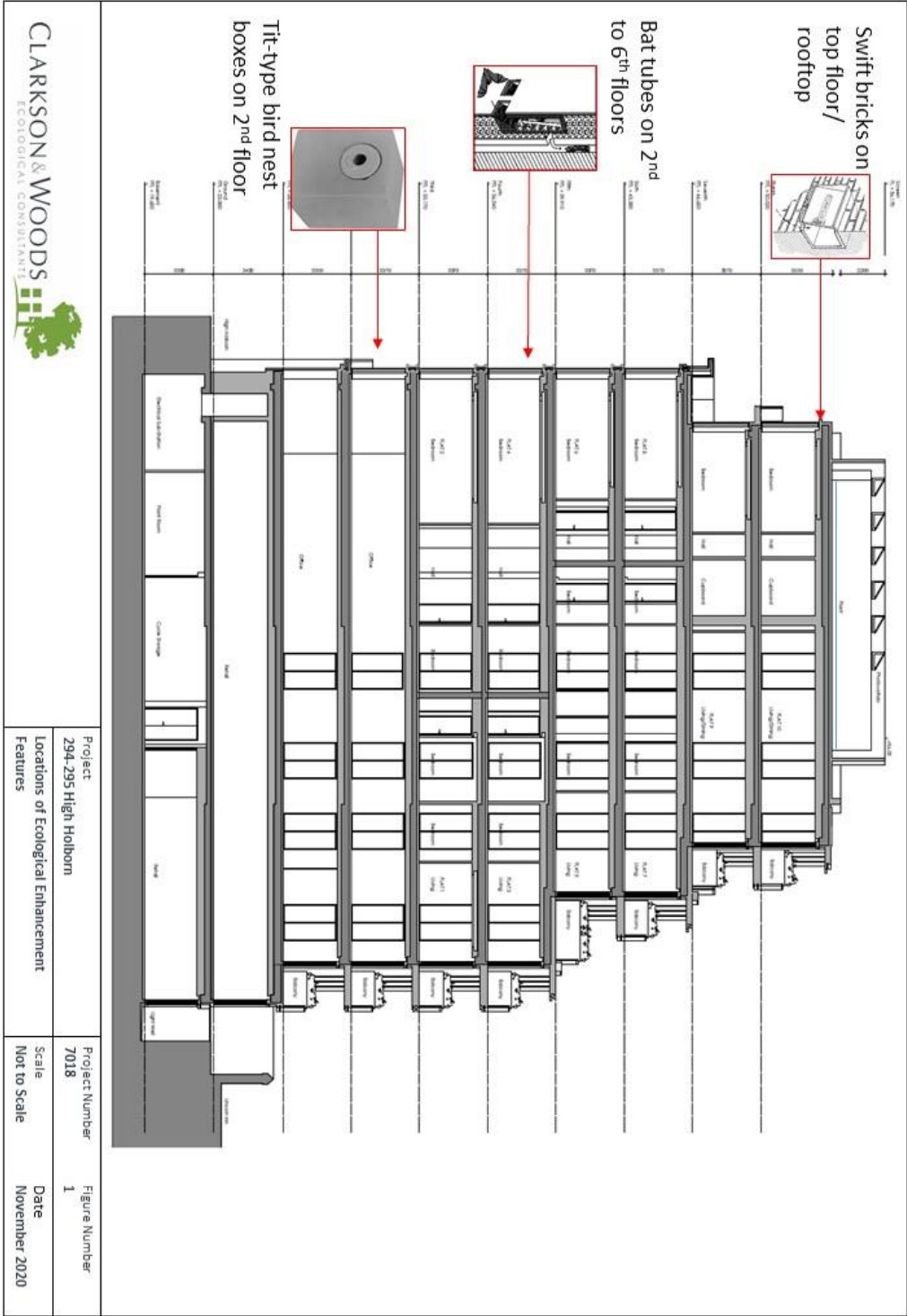

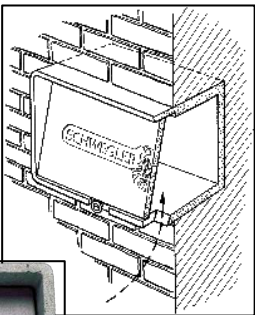
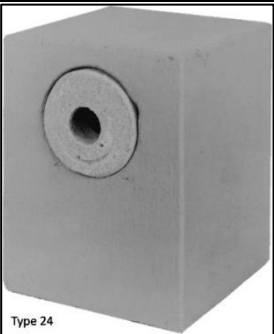

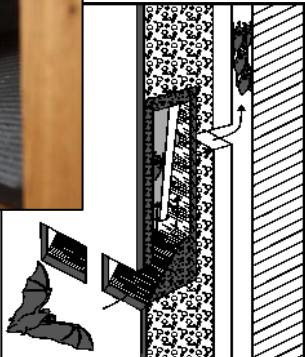


Figure 1: Indicative Locations of Ecological Enhancement Features (base map ref: 151-10-PL-2000 Independent Architects, March 2017)

## APPENDIX B: SPECIFICATIONS OF WILDLIFE FEATURES\*

Swifts	Schwegler No.16 Integrated 'Woodcrete' Swift Brick	 	<p>Site as high as possible, preferably near the rooftop, avoiding south-facing aspects. If possible, boxes should be sited under the shelter of eaves or overhanging roofs. There should be at least 5m of drop space immediately beneath the bricks.</p> <p>Maintenance to clean the box for each coming nesting season, which will increase the longevity of the feature &amp; encourage continued use.</p>
Birds, i.e. tit species	Schwegler Type 24 Bird Brick	 <p>Type 24</p>	<p>To be sited at a lower elevation than the swift bricks, preferably around the 2<sup>nd</sup> floor, avoiding south-facing aspects.</p> <p>No maintenance expressly required although annual monitoring is recommended.</p>
Bats	Integrated Bat Tube such as Green & Blue Bat Block / Schwegler 2FN	 	<p>Site at least 6m high, on south-facing aspects away from artificial light sources. Maintenance is not required as the box is open at the bottom, allowing droppings to fall out of the box.</p> <p>Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.</p>

\*Indicative only; suitable alternatives can be used

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