

C29 - Management Plan

29 St. Edmunds Terrace

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Document information

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Introduction

Overview

Eight Associates has been appointed to produce a Management Plan for the proposed development at Barrie House, 29 St. Edmunds Terrace, London, NW8 7QH, hereinafter referred to as 'the site'. The site is centred on National Grid Reference TQ274835. Current proposals for the site comprise the extension of the existing Barrie House development, to provide nine new residential units over a four to five-storey development (including one basement storey).

Eight Associates were appointed in 2019 to produce a Preliminary Ecological Appraisal¹ to inform the planning application for the site. This has been used to inform the landscape proposals.

A planning application (ref. 2018/0645/P) has been submitted to the London Borough of Camden subject to a number of planning conditions. Planning condition 29 relates to a management plan for the landscaping for biodiversity on the site. This report has been prepared to discharge planning condition 29 which states:

'No development shall take place until full details of landscaping for biodiversity have been submitted to and approved in writing by the local planning authority. Such details shall include planting and habitat features for biodiversity, and a maintenance plan, to enhance the strategic wildlife corridor associated with the railway to the south of the site, and the corridor of mature trees and green spaces along Highgate Road. Guidance on landscape enhancements for biodiversity is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'

This document has been produced in accordance with BS 42020:2013 Section 11.1². This document describes how management can be established and be continued over the medium to long term. Details of monitoring are provided for a period of five years, following completion of the development. This is a reviewable document that should be updated and revised as required. The plan and the management regime will be informed by the on-going works at the site. The plan will also be reviewed to ensure the objectives and prescriptions are in accordance with current wildlife legislation and conservation objectives.

Site Description

The site consists of two connected apartment blocks that together make up Barrie House. An associated car parking area is also present, along with a rear garden comprising modified grassland with several mature trees and sections of introduced planting. The site is located on the southern border of the London Borough of Camden, surrounded by residential buildings. Two large green spaces - Primrose Hill Site of Importance for Nature Conservation (SINC) and Regent's Park (SINC) can be found to the north and south-east of the site respectively.

The site has sub-optimal potential for protected/priority species, providing sub-optimal opportunities for foraging and commuting bats, low bat roosting potential within two trees being retained and nesting birds only, although it is not expected that any population of species would be reliant on the site alone.

Site Proposals

The proposals for the site include the construction of a new building which will adjoin the existing building onsite with associated car parking and landscape planting. Parts of the amenity grassland and existing trees will be retained and protected as part of the proposals. The landscape proposals post-development are shown in Appendix A and will comprise:

- Building and hardstanding - new building and car parking, access and pedestrian walkways across the site;
- Amenity planting - native and non-native introduced shrub and climbing and trailing species planting across the site;
- Trees - trees onsite have been retained where possible to retain their ecological feature, screening and soften neighbouring properties. New native tree planting will also be undertaken;
- Bulb planting - planting of native bulbs within grassland beneath the retained and newly planted trees;
- Amenity grassland - communal lawn areas for new residents;
- Hedgerow - new and retained hedgerow planting around the boundary of the site; and
- Private garden planting - new residents private terrace planting including planters.

¹ Eight Associates (2019) Barrie House - Preliminary Ecological Appraisal

² BSI (2013) Biodiversity. Code of practice for planning and development. BS 42020:2013

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Aims and Objectives

The aims and objectives of this Management Plan, the appropriate management of created habitats and provisions onsite for protected/priority species are detailed below.

Key design objectives for the landscape proposal are to:

- Create an enhanced arrival experience
- Provide new boundary treatments in keeping with the area
- Retain all existing tree planting
- Enhance sustainability & ecology across the site
- Enable the proposed Architectural proposals to sit seemly into the landscape & context
- Enhance the user experience
- Take a 'Light Touch' approach to landscape to retain existing character

The key aims and objectives informing this Management Plan are to:

1. Ensure retained and newly created habitats are maintained in order that they establish successfully and provide and biodiverse benefit in the long term – All planting will be installed as per the planting plan and guidance provided by the manufacturer.
2. Increase biodiversity features and ecological enhancements for protected/priority species including nesting birds and bats – Providing planting of native species or species with a known wildlife benefit will enhance the site for fauna, particularly birds and bats and provide opportunities on the site which are currently not available including installation of bat and bird boxes.
3. Enhance habitats onsite to maintain and benefit the strategic wildlife corridor associated with the railway to the south of the site, and the corridor of mature trees and green space along Highgate Road – Retain and enhance the site for biodiversity by appropriate management and planting of wildlife friendly species.
4. Monitor the efficiency of this Management Plan – Planting will be monitored by the management company to ensure planting becomes established. However, should replacement planting be required, this will be undertaken as per the landscape planting plans.

Details of the bat and bird boxes being installed on the site are detailed within the Bat and Bird Plan produced by Eight Associates and can be used to discharge planning condition 27³.

Local Policy and Local BAP Priorities

The above ecological enhancements are in line with the Camden Local Plan 2017⁴ including Policy A3 which relates to biodiversity, trees and hedgerows. Ecological enhancements will make a positive contribution to the aims of the Camden Biodiversity Action Plan (BAP)⁵ as well as an improvement to the long-term biodiversity of the site.

Management Plan - Roles and Responsibilities

Future management of the site, in accordance with this Management Plan will be undertaken by a management company for the habitats within communal and public areas and private residents within private terraces. Details of roles and responsibilities of those involved are provided below.

Role	Responsibilities
Developer	Distribution of management plan to building tenant
Management Company	Maintenance and monitoring of retained and newly created habitats within communal and public areas
Private Residents	Maintenance and monitoring of retained and newly created habitats within private terraces
Management Company	Review of the Management Plan

³ Eight Associates (2022) Bat and Bird Box Plan

⁴ Camden (2017) [Camden Local Plan](#)

⁵ Camden (2013) [Camden Biodiversity Action Plan \(2013 - 2018\)](#)

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Management Prescriptions

Objective 1: Ensure retained and newly created habitats are maintained in order that they establish successfully and provide and biodiverse benefit in the long term - All planting will be installed as per the planting plan and guidance provided by the manufacturer.

The mitigation recommendations provided within the Eight Associates PEA report (2019, have been adhered to including retaining features of highest ecological importance, namely the trees and the incorporation of native species or species with a known wildlife benefit to enhance the site for biodiversity. Retained trees will be protected during construction activities and managed to promote a denser and healthier growth.

Habitat	Action	Timing	Responsibility
Trees and Hedgerows	Protection: New trees and hedgerows planted to be protected using tree guards and stakes. These should be checked annually and removed once the tree is established usually between years 3 - 5.	First planting season. Annual checking of the guards and stakes and removed once tree is established.	Management Company Arboricultural Consultant (if required)
	Watering: Provide all tree and hedgerows with suitable irrigation, particularly during the first growing season and during times of drought.	First growing season, as and when required	Suitably Qualified Ecologist (if required)
	Pruning: Retained trees and newly planted trees and hedgerow, once established will be pruned every three years to promote denser growth. Advice from an Arboricultural Consultant should be sought if dead or dying branches require removal. Avoid pruning in the bird nesting season (March to August inclusive) to prevent killing and injury of nesting birds. Should work be required during this time, the vegetation will be checked for nesting birds by a suitable qualified ecologist immediately prior to the works being undertaken. Should an active nest be identified, it will be protected in a suitable buffer, as confirmed by the ecologist to protect the nests and chick. No works will be undertaken in this buffer until the chicks have fledged, as confirmed by the ecologist.	Once every three years in Autumn (September to November)	
	Weeding: Control weeds around the base of the trees and hedgerows and remove as necessary.	Annually, every six months	
	Monitoring: Remove dead and dying specimens and replace as per the landscape proposals.	Annually, in Autumn	

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Habitat	Action	Timing	Responsibility
Amenity planting	<p>Watering: Provide all planting with suitable irrigation. All new planting to be watered at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation.</p> <p>Pruning: Prune as and when required to encourage denser growth.</p> <p>Weeding: Control weeds by mulching using chippings. Prevent the growth and spread of invasive weeds such as creeping thistle <i>Cirsium arvense</i>, spear thistle <i>C. vulgare</i>, docks species <i>Rumex sp.</i> and common nettle <i>Urtica dioica</i>.</p> <p>Monitoring: Remove dead and dying specimens and replace as per the landscape proposals.</p>	<p>Immediately after construction. At least once a week, when required</p> <p>Annually, as and when required</p> <p>Annually, every six months</p> <p>Annually</p>	Management Company
Climbing and trailing species	<p>As above for amenity planting.</p> <p>Ensure climbers and trailing species are provided with wire or meshing to attached onto. Ensure this is tight and intact. Tie climbers and trailing species feelers to promote healthier growth.</p>	Annually, every six months, in Spring and Autumn	Management Company
Bulb planting	<p>Watering: Provide all planting with suitable irrigation. All new planting to be watered at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation.</p> <p>Management: Avoid cutting/mowing over bulbs between March and September inclusive. Regularly deadhead throughout the flowering season, as and when required. Once the bulb leaves turn yellow, cut/mown these as part of the amenity grassland management below.</p>	<p>First growing season, as and when required</p> <p>As and when required, combine with amenity grassland below</p>	Management Company
Amenity grassland including retained and newly seeded grassland	<p>Watering: Provide new grassland with suitable irrigation.</p> <p>Weeding: Remove persistent weeds such as docks species and thistles.</p> <p>Cutting: Avoid cutting over bulbs within the grassland between March and September inclusive. Cut the grass to a height of 7cm to retain smaller forb species.</p> <p>All arisings will be removed from site or placed in a designated compost heap.</p> <p>Monitoring: Remove dead and dying areas and replace as per the landscape proposals.</p>	<p>First growing season</p> <p>Annually, every six months</p> <p>Annually, as and when required</p> <p>Annually</p>	Management Company

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Objective 2: Increase biodiversity features and ecological enhancements for protected/priority species including nesting birds and bats - Providing planting of native species or species with a known wildlife benefit will enhance the site for fauna, particularly birds and bats and provide opportunities on the site which are currently not available, including installation of bat and bird boxes.

All retained and newly created habitats will be managed and monitored to promote a denser and healthier growth and structure. This will provide an increase in invertebrate habitat, which in turn will benefit foraging bats and birds. The inclusion of integrated bat and bird boxes on the new building will increase roosting and nesting opportunities for bats and birds. Locations and specifications for the bat and bird boxes are detailed within the bat and bird box report produced by Eight Associates to discharge condition 27³.

Ecological Features	Action	Timing	Responsibility
Retained and newly created habitats	Management of all retained and new planting onsite to encourage dense and healthier growth.	See table for Objective 1 above	Management Company Arboricultural Consultant (if required) Suitably Qualified Ecologist (if required)
Bat Boxes	Bat boxes are generally self-cleaning, therefore this is not required. Annual check of the boxes from the ground to check for signs of damage. Should damage be identified, boxes should be repaired, as required.	Annually, in autumn	Management Company
Bird Boxes	The specified bird boxes are cleaned out by the birds themselves, therefore this is not required. Annual check of the boxes from the ground to check for signs of damage. Should damage be identified, boxes should be repaired, as required.	Annually, in autumn	Management Company

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Objective 3: Enhance habitats onsite to maintain and benefit the strategic wildlife corridor associated with the railway to the south of the site, and the corridor of mature trees and green space along Highgate Road - Retain and enhance the site for biodiversity by appropriate management and planting of wildlife friendly species.

The habitats of highest ecological importance, namely the mature trees will be retained and protected as part of the proposals with the development being constructed within a car parking area, reducing the amount of habitat lost. This will continue to provide a corridor for movement fauna movement including bats and birds and ensure the site is linked with the wider landscape. Additional planting on the site, including native species and species with a known wildlife benefit and the provision of bat and bird boxes will provide an enhancement in the ecology of the site and provide an increase in available habitats for fauna. Lighting will be sensitively designed to avoid shining directly onto the mature trees around the site boundary to retain these are dark corridors around the site. This has been detailed further within the lighting strategy produced by Eight Associates to discharge condition 26⁴. Management of retained and new planting, as described above, will promote a denser and healthier growth of plants for the benefit of fauna.

Ecological Features	Action	Timing	Responsibility
Retained and newly created habitats	Management of all retained and new planting onsite to encourage dense and healthier growth.	See table for Objective 1 above	Management Company Arboricultural Consultant (if required) Suitably Qualified Ecologist (if required)
Monitoring of ecological features (bat and bird boxes)	See table for Objective 1 above	See table for Objective 1 above	Management Company

Objective 4: Monitor the efficiency of this Management Plan- Planting will be monitored by the management company to ensure planting becomes established. However, should replacement planting be required, this will be undertaken as per the landscape planting plans.

Planting will be regularly monitored by the management company. Should the need for remedial or replacement planting be identified, this will be undertaken as per the landscape proposals.

Ecological Features	Action	Timing	Responsibility
Monitor and review management objectives	Annual review of the management and maintenance to establish if changes are required to ensure the long-term viability of the landscape proposals to maximise biodiversity potential. Update and change to this management plan and adapted/amendments to management objectives as required.	Annually	Management Company
Ongoing management and monitoring	After the initial five years, ongoing habitat management and maintenance will be undertaken in perpetuity.	Every 5 years	Management Company

⁴ Eight Associates (2022) 29 St Edmunds Terrace - Lighting Strategy

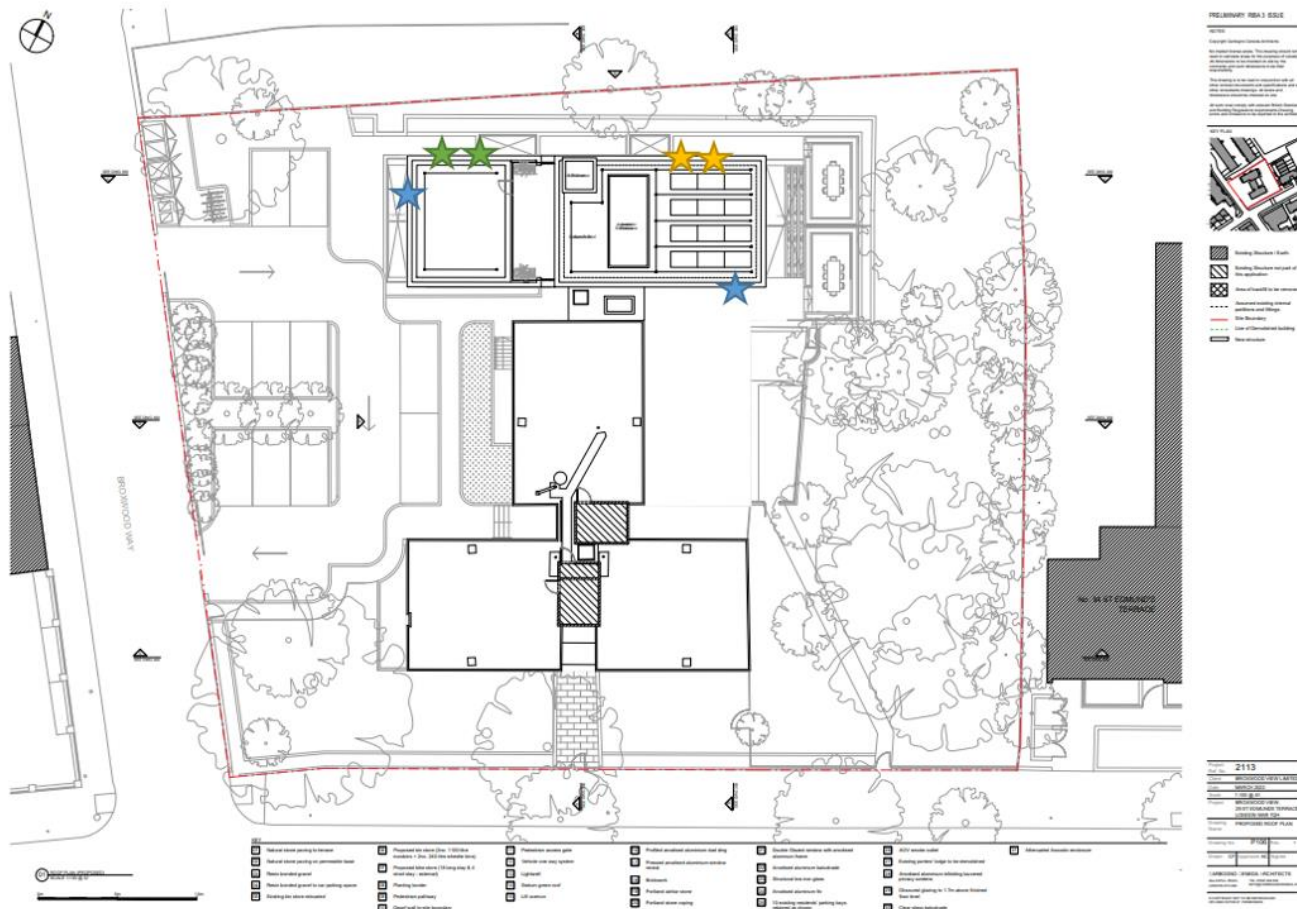
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Appendix A - Ecological Enhancement Location Plan



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Validation

Report produced by Sara Curtis:

Ecologist's Qualifications:	BSc - Environmental Science
Evidence of practicing Ecologist	MSc - Environmental Consultancy (Biodiversity and Conservation)
Evidence of practicing Ecologist	Eight Associates - Principal Ecologist and Sustainability Consultant specialising in Ecology (2022 to present date), Senior Ecologist (2018 - 2021), Ecologist (2013 - 2018)
Professional Membership	Full member of the Chartered Institute of Ecology and Environmental Management

Report verified by Gemma Golding:

Ecologist's Qualifications:	BSc - Environmental Science MSc - Environmental Consultancy (Biodiversity and Conservation)
Evidence of practicing Ecologist	Eight Associates - Principal Ecologist and Sustainability Consultant specialising in Ecology (2022 to present date), Senior Ecologist (2018 - 2021), Ecologist (2013 - 2018)
Professional Membership	Working towards membership of the Chartered Institute of Ecology and Environmental Management

Validation

I confirm the information provided in this document is truthful and accurate at the time of completion.

Suitably Qualified Ecologist	Stacey Cougill
Signature of Ecologist	SC
Date	28/03/2022