

Preliminary Ecological Appraisal

Hunters Lodge Friars Lane, Richmond

Proposal to create 4 new dwellings replacing existing garages and an apartment



Appraisal Dated March 2024

INTRODUCTION

This appraisal is issued to accompany a planning application for the above address in order to comply with LBRUT policies LP15 and LP39 of the Local Plan (2018). The aim is to illustrate that the proposals do not cause harm to the biodiversity and ecological value of the site.

In addition, we show that the proposals are not an inappropriate form of back land development and comply with policy. Our proposals are set out on drawings accompanying our application along with a landscape proposal (excerpt below) that proposes options for the public and private amenity spaces.

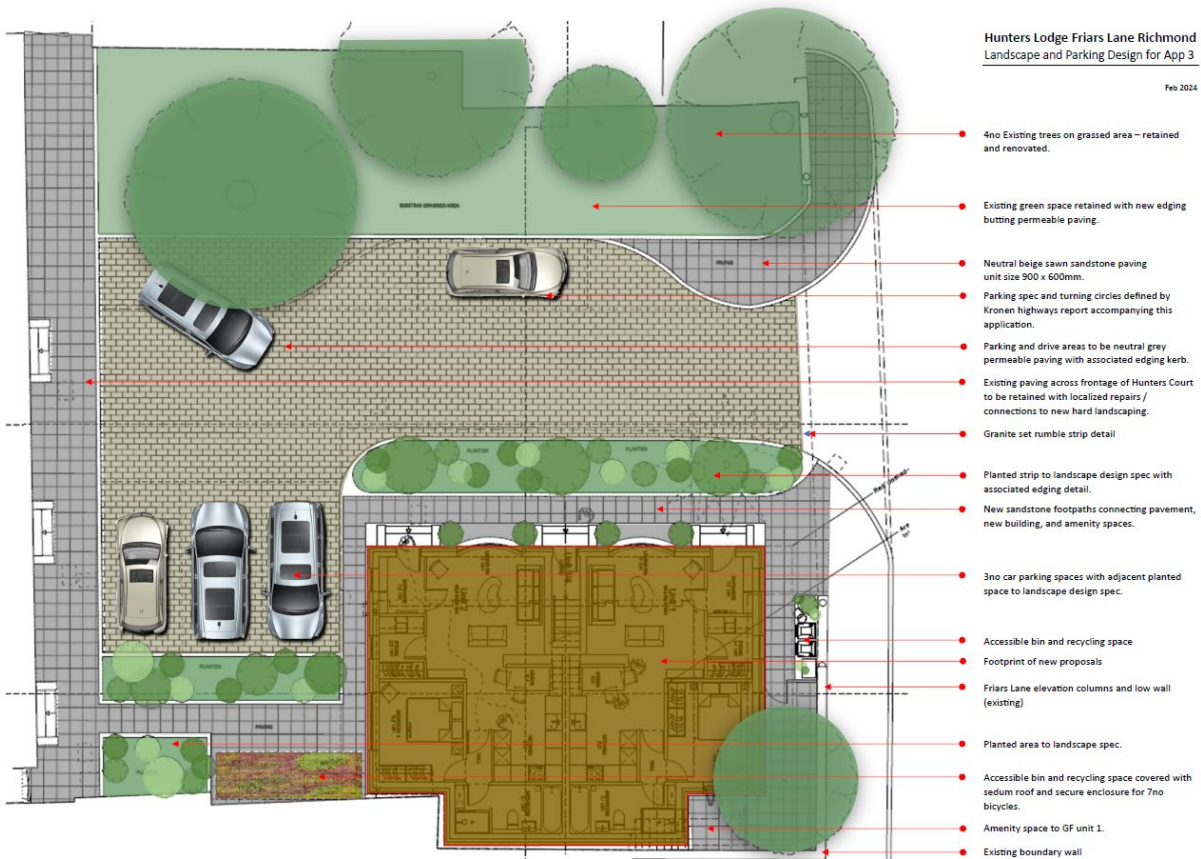


Fig 1 // Planting and landscaping design 50Degrees North.

Our proposal shows the new footprint of the building and the adjacent hard and soft landscaped spaces which retain the green strip and trees to the north. To this end and noting the new low-level planting shown on the plan above and visuals below, we propose an increased level of ecologically diverse space.

We propose amenity space to each new unit at both ground and first floor levels which include planting spaces. We have lessened the hard landscaped spaces leading to greater emphasis on green space and soft planting. A specification of plant species and a planting design that is in keeping with the vernacular for this area can be agreed via a planning condition to the planning permission.

To this end, the increase height of planted spaces allows a vertical ecological footprint to be developed while ground level ecologically diverse space in increased with a considered, designed, planting and landscape proposal.

EXISTING SITE FEATURES



Fig 2 + 3 // Streetview photos of the site showing the existing arrangement and hard/soft landscape mix



Fig 4 // An aerial photo of the site showing the boundary of the proposed site and the key areas of existing ecological footprint (red outlines).

PROPOSED DEVELOPMENT + LANDSCAPE DESIGN

The proposal is for the demolition of the existing garages and apartment above. It also proposes to remove the existing, large areas of hard landscaping that exist across the site. Replacing this are 4 new units with a larger overall footprint. To accompany this the scheme provides outdoor amenity space and landscaping to create a holistic and aesthetically pleasing new development. Views from and to the scheme are enhanced by the input of a landscape designer who has created an open, diverse and considered external design.

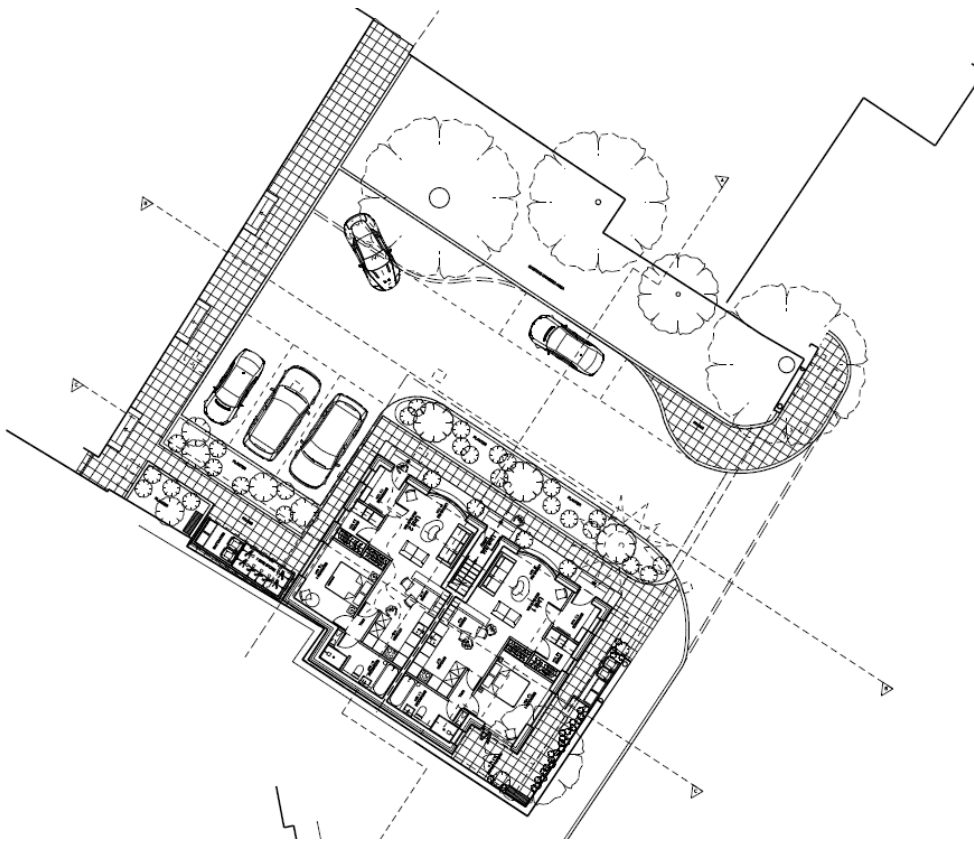


Fig 5 // The proposed site plan with new footprint, parking, and landscaping arrangements for reference

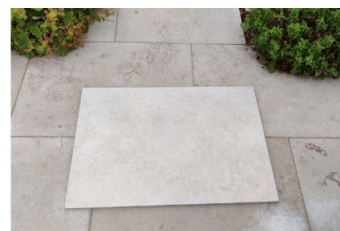
Our proposals show increased levels of biodiversity across the site area. The scheme seeks to include amenity space for the 4 new dwellings at both ground and first floor levels while enhancing the existing green space on the site.

The existing site features 2 unmanaged, modest areas of green space that have limited biodiversity and one planting bed containing a small holly tree. We are proposing to remove the holly tree and one other tree but are increasing the overall numbers of trees on the site. All areas of amenity on the site feature a biodiverse design strategy. We have submitted an arboricultural statement and justification for the approach to the trees on the site.

To meet policy for amenity space to the new units along with the required refuse and bicycle storage, a design is proposed that creates green space and screens storage where appropriate. The design avoids solid

boundaries to create an open, accessible space for wildlife with a greater variety of planting that exists today, the specification is shown on the proposals below.

MOOD BOARD PT. 1



MOOD BOARD PT. 2



Fig 6 // Mood boards for the landscape specification for reference showing complimentary species.

We recommend that proposal includes the following:

- *The proposed development incorporates a range of habitat enhancements such as native tree, shrub, and hedgerow planting;*
- *The installation of bat boxes on the new building (or retained mature trees around the site boundaries) to provide additional roosting habitat for bats e.g. 2F Schwegler Bat Box (trees); 1FF*

Schwegler Bat Box (trees); or Vivara Pro Woodstone Bat Box (buildings or trees). Or a similar alternative brand – This element is to be confirmed through discussion.

- *Gaps could be incorporated where possible into new boundaries to allow the passage of hedgehogs through the site. The provision of hedgehog houses or brash piles along sheltered areas on the site boundaries could provide further opportunities for shelter;*
- *Planting of species of plants that encourage greater range of insects and butterflies across the site.*

CONCLUSION

In conclusion, this scheme represents a great enhancement of the outdoor spaces and an opportunity to create biodiversity across the site. This will complement the buildings and add visual appeal to the street setting in addition to creating a vibrant space.