

4



Ornamental planters.

We can conclude that all works were carried out in line with the recommendations within the ecology reports.

Yours sincerely



Robert Anthony
Environmental Consultant
Encs.

Japanese knotweed Treatment Programme

February 2018

Hornsey Town Hall, London

February 2018

Far East Consortium International Ltd

Ground Floor

12 Stanhope Gate

London

W1K 1AW

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from Phlorum Limited.

All work has been carried out within the terms of the brief using all reasonable skill, care and diligence.

No liability is accepted by Phlorum for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced.



CONTENTS

PAGE NO

1. Introduction 2

2. Treatment Plan 3

Figure



1. INTRODUCTION

- 1.1 Hornsey Town Hall is located centrally within Crouch End, London. It is understood that the proposed development includes the refurbishment of the existing town hall, and the construction of an additional east wing and annex building to create a hotel, residential accommodation, an upgraded theatre and retail and leisure facilities. The development also includes the construction of new build residential apartments and affordable townhouses together with associated car parking and landscaped garden spaces.
- 1.2 Phlorum provided a Management Plan, dated July 2017 with recommendations for treating the Japanese knotweed.
- 1.3 The aim of this document is to provide a Treatment Plan for the removal of the Japanese knotweed to facilitate the planned development.

2. TREATMENT PLAN

- 2.1 We recommend that the Japanese knotweed areas are fenced off, with a suitable buffer and appropriate signage attached to prevent unauthorised or accidental disturbance of the Japanese knotweed areas.
- 2.2 No work should be undertaken in these areas without supervision or agreement with a Japanese knotweed specialist.
- 2.3 As we understand it the Japanese knotweed areas Jk 01, Jk 03 and Jk 04 are within, or very near, the footprint of the new build and will need to subject to a controlled excavation. Jk 02 is beneath trees that are to be retained, so cannot be fully excavated without disturbing the root protection zone of the tree. Therefore, if the ground is not to be disturbed in this area the Japanese knotweed will be treated with herbicides.

Controlled Excavation: Areas Jk 01, Jk 03 and Jk 04

- 2.4 The Japanese knotweed identified within the development area will need to be excavated under supervision of a Japanese knotweed specialist, which can be demonstrated by membership of a professional trade body such as the Property Care Association Invasive Weed Control Group.
- 2.5 The extent and depth of the excavation will be to the satisfaction of the Japanese knotweed supervisor present during the excavation, to ensure that all Japanese knotweed material and associated soils have been removed from the areas.
- 2.6 We recommend that the excavated material is loaded directly into tipper lorries, positioned on hard standing, where it will be taken off-site to a licensed landfill via a licensed waste haulier.
- 2.7 The Japanese knotweed specialist will be responsible for bio-security of the area including:
 - A tool-box talk to all staff working in the area of Japanese knotweed by an invasive plant specialist covered identifying Japanese knotweed and the causes and risks of it spreading;
 - A nominated person to be identified a clerk of works to ensure the boot and tools are cleaned by workers every time they leave the Japanese knotweed area;

- Signs put up in the office warning of the presence of Japanese knotweed and identifying the necessary areas;
 - A thorough clean of all machinery (excavator tracks and buckets, etc.) before leaving the Japanese area to ensure that no rhizomes leave the area. It is important that the material removed during the cleaning remains in the existing area of Japanese knotweed, and does not enter the existing watercourse. The cleaning should be documented by the person nominated above and photographs taken as a record.
- 2.8 The haulier and the receiving landfill site should be checked for appropriate licensing from the Environment Agency to transport and receive the waste as appropriate prior to commencing the excavation works.
- 2.9 Waste Transfer Notes should be kept detailing all soil leaving the site.
- 2.10 Lorries should be positioned on hardstanding during loading and adequately sheeted before leaving the site.
- 2.11 On completion of the work a detailed report is to be provided by the Japanese knotweed supervisor which should include: the extent and depth of the excavations; site photographs taken before, during and after the excavations; a site plan detailing the areas excavated; copies of all the Waste Transfer Notes; and copies of the Haulier and Landfill licenses.
- 2.12 On completion of the Japanese knotweed excavation work, the construction can proceed as planned.

Herbicide Treatment of Areas Jk 02

- 2.13 The number of visits required and the timing of the visits will depend on several factors, including: the maturity of the Japanese knotweed plants; the size in area of the Japanese knotweed stand; the response of the plant to the treatment; the timing and length of the growing season each year; and the weather conditions on the day of the proposed treatment. However, we recommend that at least one visit per year is undertaken – usually in September or October – until there has been two years of no-regrowth.
- 2.14 Those applying the herbicide should be suitably qualified. An appropriate certification is NPTC: PA1 Safe Use of Pesticides; PA6 Hand Held Applicators.



- 2.15 A visual inspection of the Japanese knotweed growth on the site and surrounding area will be undertaken. Any visible Japanese knotweed shoots on-site should be treated with an appropriate herbicide.
- 2.16 Spraying should not take place in high winds or excessively wet weather conditions. Spray droplets should be applied in a manner that will prevent drift onto neighbouring properties.
- 2.17 Herbicide treatments should be applied to the green leaves of plants using electric knapsacks, handheld sprayers, or weed wipes, or injected into the hollow stem using a stem injection gun. The most appropriate method of treatment will be at the discretion of the Japanese knotweed specialist attending site.
- 2.18 The instructions for the use of the chemical, including the Materials Safety Data Sheets supplied by the manufacturers of suitable products, will be adhered to. The Control of Pesticides Regulations 1986 (as amended) will also be complied with.
- 2.19 Specific risk assessments for activities using herbicides, as required by the Control of Substances Hazardous to Health (COSHH) Regulations 1994 need to be undertaken prior to any work being carried out.
- 2.20 Appropriate Personal Protective Equipment (PPE) should be used following current codes of practice. Where herbicides are sprayed close to site boundaries with neighbouring properties, care will be taken to ensure that chemical droplets are not spread where they could affect members of the public and/or non-target plants.

Ten-Year Insurance Backed Guarantee

- 2.21 The Japanese knotweed areas are then to be monitored until there has been two years of no re-growth, on completion of the monitoring period a completion certificate and a ten year insurance backed guarantee should be issued.

Figure

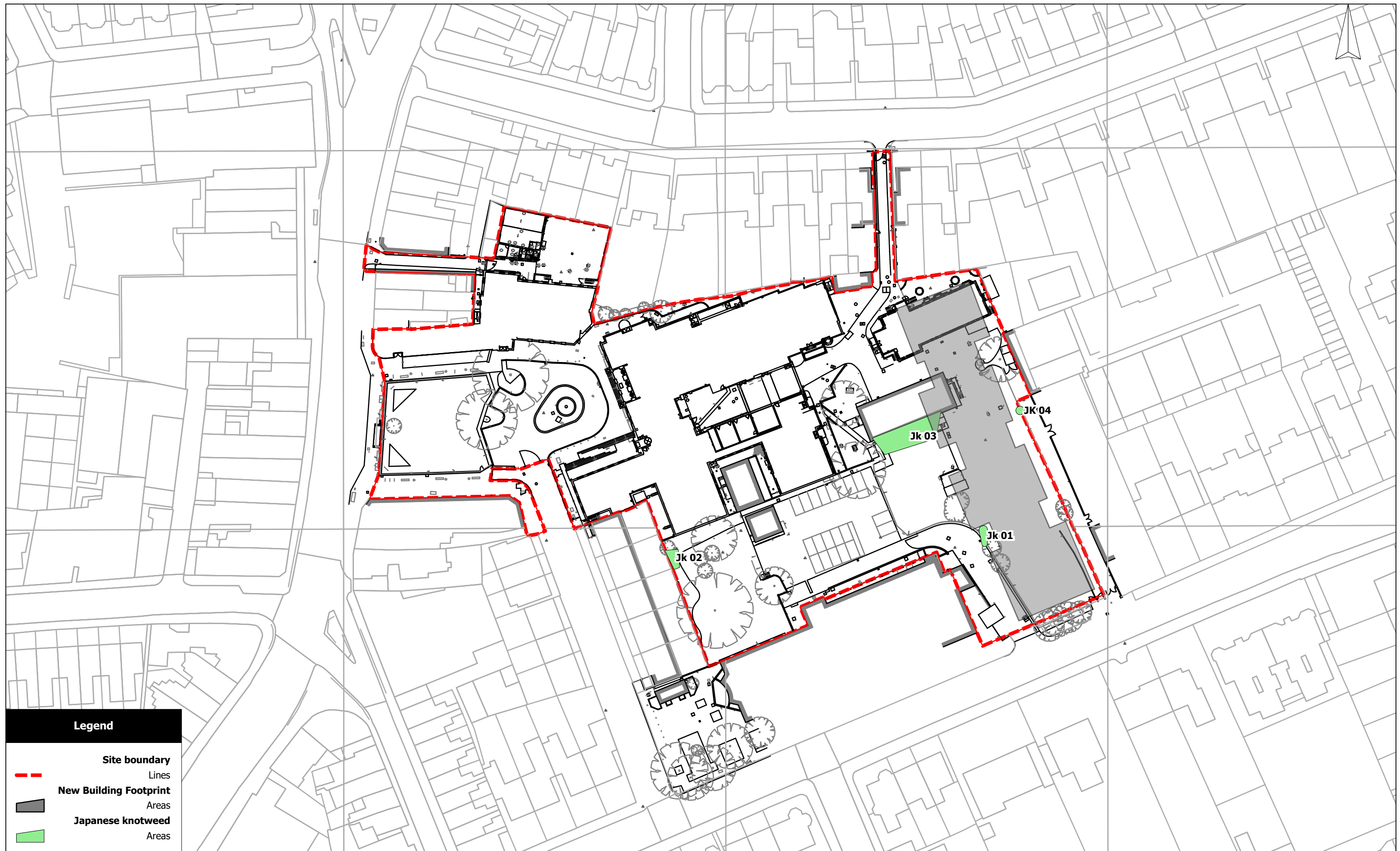


Figure 1: Japanese knotweed at Hornsey Town Hall



Scale: NTS
Job no.: 7290
Drawn by: SC
Printed at: 20-Jul-17
www.phlorum.com

Katy Venables

From: Una O'Grady <una@elcotenviro.com>
Sent: 22 January 2025 11:44
To: Mirabell Schmidt; Marcus Ching
Cc: Elliot Bacon; Bethan Street; Sharon Doherty
Subject: RE: HTH - Japanese Knotweed Removal Documentation
Attachments: C2258 - Eradication Summary 22.01.2025.pdf; C2258 V6 ADR2 - 03.12.19.pdf; C2258 10 Year Guarantee Invasive Weeds Assignment.pdf; C2258 V4 31.07.2019 M.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This email has been sent from outside the Ardmoregroup address - please be cautious of any links or requests for private information. If in doubt, press the "Report Message" button and select "Phishing" for IT to review.

Good Morning Mirabelle,

Firstly, I want to apologise for not replying to your original email, I have searched all my email files and could not find it.

Please see responses below in red, if you are missing any reports etc please let me know and I will email them over.

Hi Mirabell,

The documents you have sent through show that the knotweed was partially excavated by a specialist contractor on 13.06.2019 (C2258 ADR). However, they also show that after the excavation the contractor returned to the site and knotweed was still present, and 'to immature to treat' (28.06.2019). And was found to be present again (03.09.2024) which was treated. **Area 3 was too early to treat, Please see attached report from 31.07.2019. JK found on 03.09.2024 was a different area – area 6.**

Regardless of the follow up visits (18.12.2019 & 03.09.2024), there is no record of how the knotweed identified on 28.06.19 was managed. **Please see report from 31.07.2019**

The Waste Transfer Notes for the excavation only show the soil material leaving the site, they do not include the Waste Receipt at an appropriate landfill, or the licenses of the haulier and receiving landfill. **Please see attached ADR2 which has the waste receipt attached.**

Appropriate guidance for managing knotweed (PCA Code of Practice for Management of Japanese knotweed, 2018) states that it is necessary to observe a minimum of two full growing seasons before it is possible to consider that the site is clear of Japanese knotweed. **As JK was found in 2024 we will continue to visit until we have 2 years clear of no JK.**

Do you have any documentation stating that the treatment for knotweed is ongoing? We could then state in the sign off that it is our understanding that treatment for Japanese knotweed will continue until 2 years of no regrowth is confirmed and that there is a 10-year guarantee. **I have attached the JKMS which shows all visits made and comments and also attached the Guarantee.**

Kind Regards,

Una O'Grady
Office & Finance Manager, Elcot Environmental Ltd.

t: 01793 700100

e: una@elcotenviro.com | w: www.elcotenviro.com

a: The Nurseries, Kingsdown Lane, Blunsdon, Swindon, SN25 5DL



Elcot Environmental is an ISO14001 Accredited Company, Registered in England Number 11230241. VAT No: 290 2265 14. Please consider the environment before printing this email

Note: The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Elcot Environmental does not warrant that any attachments are free from viruses or other defects and accept no liability for any losses resulting from infected email transmissions. Any views or opinions presented in this email or its attachments are solely those of the author and do not necessarily represent those of Elcot Environmental

From: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>

Sent: 21 January 2025 12:54

To: Marcus Ching <marcus@elcotenviro.com>

Cc: Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Sharon Doherty <SDoherty@ardmoregroup.co.uk>; Una O'Grady <una@elcotenviro.com>

Subject: FW: HTH - Japanese Knotweed Removal Documentation

Hi Marcus,

As discussed over the phone, if you could please forward over the documentation confirming the below – that would be much appreciated.

Thank you,

Kind regards,

Mirabell Schmidt
Design Manager

T: 0208 344 0300



www.ardmoregroup.co.uk

Cambridge House

From: Mirabell Schmidt

Sent: 09 January 2025 09:44

To: una@elcotenviro.com

Cc: Bethan Street <BStreet@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Sharon Doherty <SDoherty@ardmoregroup.co.uk>

Subject: HTH - Japanese Knotweed Removal Documentation

Hi Una,

I hope you are well.

We are looking to close out the BREEAM and HQM credits for Hornsey Town Hall and require the relevant evidence in relation to the Japanese Knotweed found on site and how this was treated, as well as the remediation plan. I have sent our Ecologists the information I have, but we've received the attached comments back from them. Please could I ask you to send over the relevant documentation to close out what is still missing – i.e. *'that treatment for Japanese knotweed will continue until 2 years of no regrowth is confirmed and that there is a 10-year guarantee'*.

Thank you,

Kind regards,

Head Office | 6 Wharf Studios | 28 Wharf Road | London | N1 7GR

Monitor & Treatment Record

Site: Hornsey Town Hall, London N8 9JJ, United Kingdom		Job No: C2258		 Kingsdown Lane Swindon SN25 5DL 01793 700100 enquiries@elcotenviro.com	
Operatives: A. Gibbins		Date: 31/07/2019			

Area No	Details
1	No live visible Japanese knotweed found
2	No live visible Japanese knotweed found
3	No live visible Japanese knotweed found
4	No live visible Japanese knotweed found
5	No live visible Japanese knotweed found

General Notes:
Asked by client to return to site to treat jk only to find the jk has been removed by client. Area with services running through it. Peter Whiteside informed of breach.

Herbicide Used: No					
Type	Rate ml/litre	No of (L) Mix Used	Total Chem.	Wind	Weather
Synero	10ml		0.00	8mph	Dry
Roundup pro-Active	10ml		0.00		
Pro-Guard	2ml		0.00		

Knotweed Removed: No	
Small Bags	1 Ton Bags

Other Notes:		
Whole Site Checked	Extra Visit Required	Any Breach of Scheduled Controls by 3 rd Party
Yes	No	No











SUMMARY OF KNOTWEED MANAGEMENT TO DATE



Site: Hornsey Town Hall, N8 9JJ
Job No: C2258

Date	Details	Max Synero use per year (at 2 l per Ha) Treatment area m ² x 0.2 = ml	ml Synero	Initials
02.05.2019	Site Survey – 4 JK Areas		n/a	PJW
11-14.06.19	Dig & Dump Areas 1- 4 and NEW AREA 5		n/a	SS/DH
28.06.19	Monitoring – A1,2,4 & 5 No live JK. Live JK area 3 not treated.		n/a	AG
31.07.19	Monitor – no visible live JK found.		N/A	AG
13.08.2019	Monitor – Area 1&2 No live JK visible, Area 3, Live JK visible and hand dug, Areas 4&5 no live JK visible		45ml	AG
03.12.19	Dig & Dump Areas 3 - 4		N/A	SS
18.12.2019	Monitor – no live visible JK in areas 1, 2, 3, 4 or 5		N/A	AG
30.06.2020	Monitor – No live visible JK in areas 1, 2, 3, 4, or 5		N/A	CH
11.08.2020	Monitor – Areas 1-5 no live visible JK		N/A	CH
26.08.2020	Monitor – No Live JK 1-3 & 5. Live JK treated area 4.		2.5ml	DW
25.10.2021	Monitor – JK Areas 1-5 no visible live JK		N/A	JR
21.07.2022	Monitor JK Areas 1-5 no visible live JK. NEW AREA 6 live JK visible but too early to treat		N/A	PF
31.08.2022	Monitor – JK Areas 1-5 no visible live JK. Area 6 live JK visible but too small to treat			PF
11.10.2022	Monitor – Unable to access.			PF
27.10.2022	Monitor – JK Areas 1-6 no visible live JK		N/A	PF
26.07.2023	Monitor – JK Areas 1-6 no visible live JK		N/A	PF
08.08.2024	Monitor – Unable to access, new buildings on site			MT
03.09.2024	Monitor – JK Areas 1-5 no visible live JK. Area 6 live JK treated		SBK 5	SS

Contract includes for:

Initial treatments, construction enablement by dig and removal/processing of Knotweed containing material

Prove up eradication on whole site.

For the purpose of this contract, the definition of eradication and proof of eradication is that both:

- A. Four years (growing seasons min 1st treatment by end October for year 1, last visit no sooner than July of year 4) have elapsed since the initial treatment,
- B. AND the last two years of visits have been made with no use of herbicide and no return of Knotweed.

In Accordance with the Property Care Association Japanese Knotweed Code of Practice to provide a basis for offering 10-year Insurance Backed Guarantee (IBG) against return of Knotweed.

Special Comments

None.

Conclusion

Proof A has been achieved by 27.10.2022

Proof B is anticipated to be achieved by – 01.07.2026
(Note final visit may be made after completion date)

Contract completion date is anticipated to be – 01.07.2026

This contract includes a 10-year guarantee	
Projected Start Date: 01.07.2024	Projected End Date: 01.07.2034
Prepared by: M. Lopes	Date: 15.02.2024
Checked by:	Date:
Signed: 	



Elcot Environmental Limited Invasive Weed Guarantee (ASSIGNMENT)

Client:

Property: Hornsey Town Hall, Haringey Park, Crouch End, London, N8 9JJ

Report No: C2258

Report Date: 11.06.19

Estimated Completion Date: 01.07. 22 Actual Completion Date: TBC

PA No1 – 14.06.19

Work carried out and covered by this company guarantee to control the following invasive weeds-
Japanese Knotweed (Fallopia Japonica)

TERMS OF GUARANTEE

1. Elcot Environmental Limited hereinafter referred to as "The Company" hereby **GUARANTEES** that, save as hereinafter provided or as provided in the Company's standard Terms and Conditions of business applicable at the date of the Client's acceptance, in the event of the person entitled to the benefit of this Guarantee notifying the Company in writing within a period of **TEN YEARS** from the date of completion of the work of:
 - (i) any continuance or recurrence of the invasive weed indicated above respectively to the work carried out in the areas identified in the report as the "treatment area"

the Company, upon production of this Guarantee and all original relevant survey reports, quotations, specifications, drawings, plans, completion certificates and receipted invoices, with any amendments thereto issued by the Company (photocopies will not be accepted), will arrange for the land to be inspected at a mutually convenient time upon payment by such person of the Company's then current inspection fee, provided that the continuance or recurrence complained of is of a kind against which the Company carried out control treatment in the area in which such continuance or recurrence has taken place.
2. If upon such inspection it appears to the Company that the treatment carried out by the Company was in any way defective so as to have resulted in re-growth of the invasive weed within the treated areas, the Company will carry out, without further charge, such further treatments as shall to the Company appear to be necessary to control the invasive weed and will reimburse in full the inspection fee paid.
3. This Guarantee does not cover any loss (including consequential loss see 10 below) or damage sustained by the person entitled to the benefit of this Guarantee save as set out in 2 above, whether caused by the Company's negligence or otherwise.
4. This Guarantee shall be of no validity or effect and shall be unenforceable against the Company in any one or more of the following circumstances:
 - (a) where the person entitled to the benefit of this Guarantee does not give written notice of the claim under this Guarantee to be received by the Company within three months from the date upon which the existence of such a claim could, with the exercise of reasonable diligence by a continuous occupier of the affected premises, have been discovered;
 - (b) where all Works advised or recommended by the Company prior to, at the time of, or subsequent to, treatment carried out by the Company were not fully carried out effectively with good and proper materials and in a workmanlike manner by the Client's contractor.
 - (c) where the Client failed to pay the full price, any properly payable additional costs, and any interest due within six months of the date upon which the same fell due;
 - (d) where the land and property has not been kept in a good and proper state, so as to detect and prevent tipping or the early detection of growth by invasive weeds.
 - (e) where any recommendation given by the Company has not been complied with, whether such recommendation was given in the Company's report/quotation, or by separate leaflets. This may relate to cutting or pruning, the removal of waste, site clearance or the exclusion of plant materials from areas adjacent to the treatment area.

- (f) where, subsequent to the completion of treatment by the Company, there has been any disturbance to the works carried out by the Company. This may include excavations in areas where herbicide treatments have been undertaken, where root barriers have been installed or contaminated waste has been subject to burial on site.
 - (g) where invasive plants have been re-introduced adjacent to watercourses or areas that have been subject to flooding, or by tipping or the uncontrolled propagation from adjacent land.
- 5. This Guarantee is to be read subject to, and is limited by, the Company's standard Terms and Conditions of business current at the date of the Client's acceptance of the Company's offer to carry out the treatment which shall be deemed to be incorporated herein. In the event of any ambiguity or uncertainty arising the Terms and Conditions of this guarantee shall apply.
- 6. In the event of disposal of the property, being the subject of this Guarantee, this Guarantee shall be assignable by the Client above named, to the new owner in which case the provisions hereof set out at 1-5 above shall apply in respect of that new owners as if the name of that new owner were substituted for any reference to the client
PROVIDED THAT

Within three months of the change of ownership of the property, the new owner shall have:

- (a) given written notice of the change to the Company;
 - (b) paid the Company's then current transfer fee; and permitted the Company's surveyor to inspect the property (so as to discover any defects as might prejudice the works carried out by the Company) if the Company in its absolute discretion so require.
- 7. For the purposes of this Guarantee and the Contracts (Rights of Third Parties) Act 1999, the person entitled to the benefit of the rights conferred by this Guarantee shall be the owner from time to time of the Property ("the Relevant Third Party") **provided always that** the Relevant Third Party acknowledges and agrees that its rights under this Guarantee shall be subject to the terms and conditions set out in this Guarantee.
- 8. The Company shall be entitled in any action or proceedings by any Relevant Third Party to rely on any term in the Guarantee and to raise any equivalent rights in defence of liability as it would have against the Client or any previous Relevant Third Party. Furthermore, the Relevant Third Party agrees that it will be bound by any previous acts, omissions or default of the Client or any previous Relevant Third Party.
- 9. For the avoidance of doubt, the Client and each subsequent Relevant Third Party acknowledges and agrees that when it is no longer the owner for the time being of the Property, it shall no longer be entitled to the benefit of the rights conferred by this Guarantee and that furthermore, neither the Client, nor any Relevant Third Party shall be entitled to assign or transfer its rights and / or obligations under this Guarantee.
- 10. All consequential losses are excluded from this Guarantee, and for the purposes of this Guarantee consequential loss means any indirect, special or consequential damages or losses suffered or incurred by the Guarantee holder and for the purposes of this guarantee indirect, special or consequential damages or losses shall include, but not be limited to damages to or losses of data, furniture or equipment, economic loss or damage, damage to or loss of profits, interest, business revenue, anticipated savings, business or goodwill, any losses costs or expenses which are not directly incurred by the Guarantee holder wholly in respect of or which are additional to the remedial work for which indemnity is provided by this guarantee, the costs and expenses of any redecoration, repainting or retiling work, the costs and expenses of removing and/or replacing any cupboards, carpets or other furniture, or any other fixtures or fittings and the incurring of liability for losses or damages of any nature whatsoever suffered by third parties (including in each case incidental and/or punitive damages), even if the Company is advised in advance of the possibility of any such losses and/or damages;
- 11. In the event of you wishing to make a claim under this guarantee, a fee (at the rate prevailing at the time of the claim) is payable and the following **ORIGINAL** documents must be produced by you:
 - (a) Report(s) estimate and any drawings or plans relating to it
 - (b) Receipted invoice or proof of payment
 - (c) Certificate or letter of completion
 - (d) This guarantee

If the claim is justified, your payment will be returned in full. If your claim cannot be processed due to incomplete documentation or you decide not to pursue your claim, then an administration fee (at the rate prevailing at the time of the claim) will be deducted and the balance will be refunded.

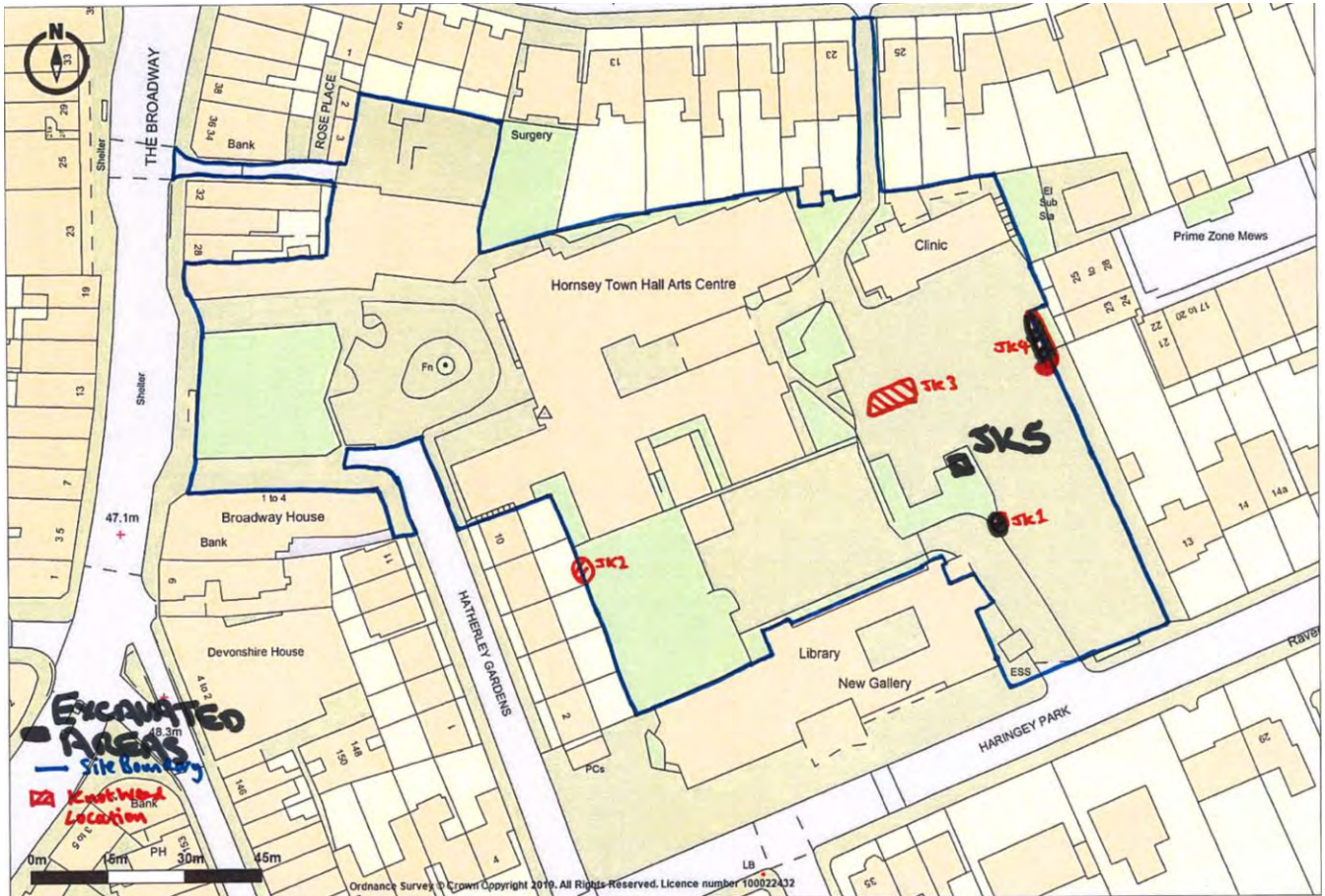
12. In the event of a dispute arising under this guarantee as to the amount to be paid or the work to be performed the dispute may by agreement between the parties be referred for determination by an expert chosen by mutual agreement between the parties. If the parties are unable to agree on an expert within 7 days after the request by one party to another or if the expert agreed upon is unable or unwilling to act either party may apply to the General Manager of the Property Care Association for the appointment of a suitably qualified and experienced expert for the dispute in question.



Signature:
Peter J Whiteside
Director

(For and on behalf of the Company)

ELCOT ENVIRONMENTAL LIMITED
Kingsdown Lane, Blunsdon,
Swindon Wiltshire SN25 5DL



LE05: Landscape and Habitat Management Plan

Hornsey Town Hall, The Broadway

April 2025

www.phlorum.com

LE05: Landscape and Habitat Management Plan

Hornsey Town Hall, The Broadway

09/04/2025

Ardmore Group

6 Warf Studios

28 Warf Road

London

N1 7GF

Document Control:

Project no.	Project
10408	Hornsey Town Hall, The Broadway

Version:	Written by:	Checked by:	Authorised by:	Date:
V1	Robert Anthony	Amber Howie	Richard Schofield	9 April 2025

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from Phlorum Limited.

All work has been carried out within the terms of the brief using all reasonable skill, care and diligence.

No liability is accepted by Phlorum for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced.

Phlorum Limited

Southern Office: Unit 12, Hunns Mere Way, Brighton, BN2 6AH

T: 01273 307 167 E: info@phlorum.com W: www.phlorum.com

Contents

.....

1.	Aim and Value.....	1
2.	Project Outline	2
3.	Habitat Management Plan.....	5
4.	Landscape Plan.....	11

Appendix A – Landscape plan

1. Aim and Value

- 1.1 This habitat management plan has been produced in conjunction with the Land Use and Ecology sections of the BREEAM assessment for the scheme.
- 1.2 Up to two credits can be gained for LE05 long term ecological management and maintenance. However, in order to be assessed for these two credits there is a prerequisite that the negative impacts from the site preparation and construction works have been managed in accordance with the BREEAM mitigation hierarchy (first avoidance, then protection, then limit impact, and finally compensate for ecological impact), and that at least one credit has been achieved for LE04.
- 1.3 A summary of the aim, value and context of LE05 has been provided below from BREEAM England New Construction 2018 3.0 technical manual.

Aim

- 1.4 The aim of LE05 is to secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term.
- 1.5 The management plan has been drafted in accordance with BS 42020:2013 Biodiversity – Code practice for planning and development, particularly section 11.1, and will cover at least five years after completion of the project.

Value

- 1.6 A summary of the values is provided below:
 -  Give assurance that benefits and outcomes will be achieved using planned, sound management and monitoring practices;
 -  Assist landowners with management and improvement of site ecology by developing a landscape and habitat management plan;
 -  Improve corporate and local image;
 -  Demonstrate compliance with statutory requirements; and
 -  Encourage open and transparent management and maintenance arrangements that improve social cohesion and positive environmental stewardship.

2. Project Outline

- 2.1 In accordance with the **LE05 - Long term ecological management and maintenance** section of the BREEAM New Construction (2018) Assessment, a 'Landscape and Ecology Management Plan' covering the first five years after completion of the project is a mandatory requirement in order to qualify for the two credits available for this part of the assessment.
- 2.2 This document has been devised to be used for the development of land located at Hornsey Town Hall, The Broadway and copies of this Management Plan must be given to the building occupants following completion of the construction phase.
- 2.3 In accordance with the information contained within the BREEAM Assessment report, the management plan covers the following:
 -  Management of new or enhanced habitats; and
 -  Protection of and enhancement for Biodiversity Action Plan species (now referred to as Species of Principal Importance for Conservation).
- 2.4 This Management Plan document describes prescriptions that can be undertaken annually and followed in the long-term beyond the five-year period stated in the BREEAM assessment.
- 2.5 This Management Plan is being created at the post-construction phase. It aims to address any residual impacts from the construction process.

Design and General Management Objectives

- 2.6 The main design objectives and management objectives in relation to this 5-year management plan are listed below:
 -  Create opportunities for tree planting with species chosen to provide structure and an identifiable character to the landscape as well as contributing to the ecological value of the site; and
 -  Establish the long-term design objectives of the landscape area and define management objectives and ensure the successful establishment and long-term health of the plant stock through watering and pruning if and when required.
- 2.7 The main habitats that were created at the site are: amenity grass lawn; ornamental shrubs; and trees.

Actions Prior to Handover

- 2.8 Actions and responsibilities of relevant individuals prior to handover.
- 2.9 The Principal Contractor at the end of the construction phase of the project will handover and transfer the responsibility of this Habitat Management Plan over to Ardmore Group Limited.

Roles and Responsibilities

- 2.10 Clearly defined and allocated roles and responsibilities for delivering the plan.
- 2.11 During the construction phase the Principal Contractor appointed and managed the Landscape Contractor who was responsible for carrying out the habitat management plan and undertaking the necessary habitat creation works outlined in this plan.
- 2.12 Post-handover the maintenance, monitoring and management of the habitats outlined within this plan will be the responsibility of Ardmore Group Limited.

Ecological Value and Condition

- 2.13 The ecological value and condition of the site at handover and how this is expected to develop and change over time.
- 2.14 The previous ecological value of the site is set out in the Preliminary Ecological Appraisal report produced by Phlorum and dated July 2017. In summary the ecological value of the site was low, where the main habitats at the site were listed as hardstanding, and buildings, with patches of grassland, and scattered trees.
- 2.15 The scheme included new habitats including trees, amenity grass, and ornamental shrubs. As a consequence of the creation of these habitats is that the value of the site will be enhanced, especially during the operational phase of the scheme.

Remedial Triggers

- 2.16 Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts.
- 2.17 The ornamental shrubs, amenity grass and trees must be maintained during the tenure of the site by the occupier, as a result the condition of these features are unlikely to diminish over time;
- 2.18 The following is potential list of triggers that could negatively impact on the grassland habitat:

-  Extreme wet, cold or hot weather;

-  Climate change;
 -  Prolonged periods of flooding and wet weather;
 -  Pollution events, such as emergency pollution incidents from nearby road and motorway network;
 -  Changes to the drainage management of local and regional ditches and watercourses;
 -  The accidental introduction or colonisation of invasive species; and
 -  Over-predation of seed and plant material from other species, such as Canadian geese.
- 2.19 The Occupier of the site should engage with local landowners, in regard to local land use and management, to ensure remedial measures can be put in place to deal with any significant offsite land use changes.
- 2.20 The Occupier will inform their member of staff responsible for health, safety and environment on the wildlife grassland habitats. In the event of a pollution incident this member of staff must liaise with the appropriate stakeholders and authorities to agree a course of remedial measures.
- 2.21 The ornamental shrubs, trees, and amenity grass must be monitored on a regular basis and any issues will be reported to the Ecologist and/or the Landscape Contractor.

Opportunities

- 2.22 Identification of opportunities for ongoing alignment with activities beyond the development project, which support the aims of BREEAMs Strategic Ecology Framework.

3. Habitat Management Plan

Amenity Grass Lawn

- 3.1 The paragraphs below include prescriptions for amenity grassland included in the design proposals within the footprint of the works.

Aims

-  To have established areas of lawn;
-  To have increased biodiversity within the site;
-  To have created feeding opportunities for wildlife;
-  Grass is being maintained as a healthy vigorous sward free from disease, discolouration, scorch, wilt, moss, excessive thatch, weeds, frost heave, and
-  Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods.

Actions

-  Mow at regular intervals to maintain a height of 5cm to develop dense, hard-wearing sward. Do not mow in periods of prolonged dry weather. All cuttings are to be removed from site.

Monitoring and Maintenance

-  Fallen leaves are not to accumulate and shall be collected and removed from site;
-  All boundaries of grass areas are kept tidy and management shall extend right up to any building line, wall, fence, service marker, manhole cover, signpost or other obstruction;
-  Establishment shall be regarded as, at the end of each growing season, a healthy, well rooted, even-coloured, viable lawn has been established, free of weeds, open joints, bare areas, and surface irregularities; and
-  All bare areas of grass, areas of dead grass or grass areas which in the opinion of the Landscape Architect are failing to make satisfactory growth shall be replaced by the Contractor. These areas are to be replaced with species composition appropriate to location.

Ornamental Shrubs

- 3.2 The paragraphs below include prescriptions for new tree planting included in the design proposals within the footprint of the works.

Aims

-  To have established areas of new planting;
-  To have promoted new healthy growth;
-  To have increased biodiversity within the site; and
-  To have created feeding and sheltering opportunities for wildlife.

Actions

-  Planting shrubs will be at a planting pit depth is 50mm greater than the root ball and all soil on sides and bottom of the pit are loose;
-  Maintain healthy, vigorous shrub planting;

Monitoring and Maintenance

-  Lightly clip over plants where required. Cut back flowering shoots after flowering;
-  Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four week period);
-  Remove suckers, dead, discoloured, weak or damaged stems, cut back any stems obstructing paths etc. Prune to reduce size if suppressing adjoining species;
-  Species specific pruning at appropriate time of year to promote healthy growth and species specific shape and form. Ensure nursery's recommendations are followed for each particular species. Remove dead flowers to encourage repeat blooming;
-  Apply a slow release fertiliser in spring;
-  Fallen leaves and clippings are not to accumulate and shall be collected and removed from site;
-  Weed planting beds by the most appropriate means either by hand, mechanical and chemical use;
-  Bark mulch to be maintained to a depth of 75mm thickness at all times, and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up; and

- Replace any failures of plants within the establishment period with immediate effect with the same species and size.

Existing Trees

3.3 All trees within the site are to be retained where possible.

Aims

- Maintaining the healthy growth of the trees;
- promoting new growth; and
- maintaining feeding and sheltering opportunities for birds and feeding and commuting opportunities for bats. Retention of these features will also enable a corridor of movement to be maintained for wildlife to the wider surrounds.

Action

- Annually prune /inspection of the trees.

Monitoring and Maintenance

- Annually prune trees between September and February inclusive.
- It is preferable to maintain a dense canopy. Pruning outer branches regularly will promote this.
- Pruning trees between September and February inclusive is outside the breeding bird season, which is taken to run between March and August, and will therefore avoid disturbance to nesting birds and their young.
- It is important to note however that birds can nest outside this period if weather conditions are suitable, and due care should be taken when undertaking tree works at any time of the year. If breeding birds, or their nests are suspected, or discovered. Then the pruning of trees in the vicinity of the nest must be postponed until young birds have fledged and the nest is no longer in use.

Planted Trees

3.4 The paragraphs below include prescriptions for new tree planting included in the design proposals within the footprint of the works.

Aims

- To establish areas of new planting;
- To promote new healthy growth;

-  Increased biodiversity within the site; and
-  Created feeding and sheltering opportunities for wildlife.

Actions

-  Plant all trees in suitable holes in the ground, being aware of the trunk flare.
-  Placed the tree at the appropriate height and straighten the tree in the hole;
-  Filled the hole gently, but firmly with soil;
-  Staked the tree if necessary; and
-  Mulched the base of the tree.

Monitoring and Maintenance

-  Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four-week period);
-  Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm;
-  Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary;
-  At all times prevent rubbing of ties and adjust to accommodate growth and prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing. Damage to bark to be cut back neatly with a sharp knife; to prevent further damage;
-  Inspect trees regularly for stem wounds, pests and diseases and treat early;
-  Prune dead, dying, crossing, rubbing and damaged branches and encourage new leader as necessary;
-  Check aeration pipes regularly and clear debris as necessary;
-  Replace any failures of plants within the establishment period with immediate effect with the same species and size.

-  Any tree works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work - Recommendations'. Where possible, and where health and safety constraints permit, and where prior approval of the Project Manager and Ecologist; arisings may be formed into habitat piles within the POS spaces, and standing dead wood maybe left within the woodland to provide additional dead wood habitats to maximise invertebrate biodiversity.
-  Once established, trees should then be pruned annually between September and February inclusive;
-  It is preferable to maintain a dense canopy. Pruning outer branches regularly will promote this;
-  Pruning trees between September and February inclusive is outside the breeding bird season, which is taken to run between March and August, and will therefore avoid disturbance to nesting birds and their young; and
-  It is important to note however that birds can nest outside this period if weather conditions are suitable, and due care should be taken when undertaking tree works at any time of the year. If breeding birds or their nests are suspected or discovered. Then the pruning of trees in the vicinity of the nest must be postponed until young birds have fledged and the nest is no longer in use.

Bird Boxes

Aims

-  Provided nesting provision for a range of widespread species including Species of Principal Importance for Conservation (BAP species).

Actions

-  Install bird boxes immediately following the construction phase of the development;
-  One Schwegler Nest Box 1B, Schwegler Bird House, Schwegler Sparrow Terrace 1SP was installed on either the building, on the trees, on (temporary) poles, or attached the boundary fence. The proposed locations are shown on the figure within the Appendix A.
-  Bird Boxes should be located out of prevailing wind, rain, and strong sunlight, ideally with a clear flight path to the entrance. Ideally, they should be installed two to four metres from the ground facing north or north-east.

Monitoring and Maintenance

-  Once installed the boxes will be inspected annually outside the nesting bird season: between September and February for evidence of nesting birds (evidence may include presence of an old nest and eggs, feathers and/or bird droppings);
-  Old birds nests should be left in boxes to break down naturally as they provide habitat for a range of invertebrates and
-  Where external boxes have not been used, the possibility of re-siting them to more suitable areas should be explored, and advice should be sought from a suitably qualified ecologist.

Bat Boxes

Aims

-  To provide roosting provision for a range of widespread species including Species of Principal Importance for Conservation (BAP species).

Actions

-  Bat roosting opportunities have been provided through the incorporation of a bat box that will be installed on one of the retained trees by the road. This could potentially provide roosting habitat, if bats are using adjacent woodland habitat and the choice of location is not directly impacted by light and the bats are not disturbed by road noise.
-  The bat box (one 2F Schwegler Bat Box (General Purpose) with or without Double Front Panel, Chavenage Bat Box) should be installed at an appropriate location, ideally south-east, south, or south-west facing aspects at least 3m from ground level. Ideally, they need to be exposed to 6-8 hours of direct sunlight, but sheltered from strong winds.

Monitoring and Maintenance

-  Bat boxes should only be inspected by a licenced bat person.

4. Landscape Plan

- 4.1 The landscape plan incorporating habitat features for the site is provided in Appendix A.
- 4.2 The management of the plan will be reviewed annually by the Principal Contractor and/or Occupier; however, it is intended the plan will achieve its objectives in the first five years. The review is to ensure the objectives are being met. The Occupier will appoint an Ecologist and/or Landscape Management Contractor to assess changes in site conditions and identify where changes to management prescriptions may need to be made.
- 4.3 If there is significant habitat loss, then the Ecologist will liaise with the Landscape Architect and Landscape Contractor to amend the Landscape and Habitat Management Plan as necessary.

Appendix A

Landscape Plan



Figure 1 - Landscape plan showing ecological enhancements

Contains Ordnance Survey Data © Crown copyright and database right 2010-2023.

Job No: 10408
Author: R.Anthony
Date: 02/04/2025
www.Phlorum.com





Phlorum Limited

Head Office & Registered Office:

Unit 12
Hunns Mere Way
Woodingdean
Brighton
East Sussex
BN2 6AH
T: 01273 307 167

Northern Office:

Ground Floor
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
Manchester
M20 2YY
T: 0161 955 4250

Western Office:

One Caspian Point
Pierhead Street
Cardiff Bay
Cardiff
CF10 4DQ
T: 029 2092 0820

info@phlorum.com
www.phlorum.com

Registered in England & Wales. Reg No. 4967256

**Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)**

From Robert Anthony <Robert.Anthony@phlorum.com>

Date Wed 2025-03-05 14:56

To Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>

Cc Dritan Quarri <DQuarri@ardmoregroup.co.uk>

Hi Katy,

Apologies for the late reply, I was on-site most of the beginning of the week. Reptiles were the only species surveys recommended, and we did not observe any during the additional surveys. Therefore the line mentioned was not relevant as we don't report no observations. I hope that helps.

Best wishes,

Robert Anthony
Environmental Consultant
robert.anthony@phlorum.com
Tel: 01273 307167
Web: www.phlorum.com

Head & Registered Office (Reg No. 4967256):
Phlorum Limited
Unit 12, Hunns Mere Way,
Brighton, BN2 6AH
Other offices in [Cardiff](#)



Ecology: dormice, reptiles, bats, birds, amphibians, badgers, habitats • Contamination: Japanese knotweed • Air Quality: odour, dust • Noise & Vibration • Environmental Auditing & Management • Sustainability: BREEAM, SAP, lifecycle

This message contains information which may be privileged and confidential. If you are not the intended recipient please notify us by return email or by calling +44 (0)1273 307167 and delete the original message. Thank you.

From: Katy Venables <katy.venables@whitecode.co.uk>

Sent: Monday, March 3, 2025 12:21 PM

To: Bethan Street <BStreet@ardmoregroup.co.uk>; Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>

Cc: Dritan Quarri <DQuarri@ardmoregroup.co.uk>

Subject: Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Bethan

The 2023 HQM report confirmed compliance with the design stage HQM criteria. I need confirmation that the recommendations etc have been complied with but I can probably use the BREEAM report for this.

[@Robert Anthony](#), please can you confirm in your report that the following has been met as this is different from BREEAM criteria - *Information collected as part of the ecology survey and any new ecology on site arising from enhancement is added to the local biodiversity records centre database by the suitably qualified ecologist.*

Kind regards

Katy



Katy Venables
Sustainability Consultant
01322476714
katy.venables@whitecode.co.uk



From: Bethan Street <BStreet@ardmoregroup.co.uk>

Sent: Monday, March 3, 2025 11:22

To: Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Katy Venables <katy.venables@whitecode.co.uk>

Cc: Dritan Quarri <DQuarri@ardmoregroup.co.uk>

Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

[@Katy Venables](#) can you please confirm if this is now closed, or if you require anything further from Phlorum.

Bethan

Bethan Street
Head of Design

T: 0208 344 0300 M: 07799 063 542



www.ardmoregroup.co.uk

Head Office

From: Robert Anthony <Robert.Anthony@phlorum.com>**Sent:** 24 February 2025 17:04**To:** Bethan Street <BStreet@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>**Cc:** Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>**Subject:** Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

This email has been sent from outside the Ardmoregroup address - please be cautious of any links or requests for private information. If in doubt, press the "Report Message" button and select "Phishing" for IT to review.

Hi Bethan,

With the lighting plan adjustments in place and the reasoning clarified for commuting routes exceeding 1 lux (due to security), we are now able to proceed with the BREEAM sign-off.

I believe we submitted the HQM in 2023, but please let us know if you need us to resend it.

Best wishes,

Robert Anthony

Environmental Consultant

robert.anthony@phlorum.com

Tel: 01273 307167

Web: www.phlorum.com

Head & Registered Office (Reg No. 4967256):

Phlorum Limited

Unit 12, Hunns Mere Way,

Brighton, BN2 6AH

Other offices in [Cardiff](#)

Ecology: dormice, reptiles, bats, birds, amphibians, badgers, habitats • Contamination: Japanese knotweed • Air Quality: odour, dust • Noise & Vibration • Environmental Auditing & Management • Sustainability: BREEAM, SAP, lifecycle

This message contains information which may be privileged and confidential. If you are not the intended recipient please notify us by return email or by calling +44 (0)1273 307167 and delete the original message. Thank you.

From: Bethan Street <BStreet@ardmoregroup.co.uk>**Sent:** Monday, February 24, 2025 4:34 PM**To:** Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>**Cc:** Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>**Subject:** RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Robert,

With the below confirmation, can you please confirm when you can conclude the ecology report and statement required for BREEAM and HQM?

Regards,
Bethan**Bethan Street**

Head of Design

T: 0208 344 0300 M: 07799 063 542

www.ardmoregroup.co.uk

Old War Office | Whitehall | Westminster | SW1A 2EU

From: Robert Anthony <Robert.Anthony@phlorum.com>**Sent:** 20 February 2025 17:09**To:** Jamie Mitchell <jamie.mitchell@whitecode.co.uk>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>**Cc:** Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>**Subject:** Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

This email has been sent from outside the Ardmoregroup address - please be cautious of any links or requests for private information. If in doubt, press the "Report Message" button and select "Phishing" for IT to review.

Hi Jamie,

We have reviewed the plans and find them acceptable. Provided that the tree with bat roosting features remains unaffected by lighting, we are happy to proceed.

Best wishes,

Robert Anthony

Environmental Consultant

robert.anthony@phlorum.com

Tel: 01273 307167

Web: www.phlorum.com

Head & Registered Office (Reg No. 4967256):

Phlorum Limited

Unit 12, Hunns Mere Way,

Brighton, BN2 6AH

Other offices in [Cardiff](#)

Ecology: dormice, reptiles, bats, birds, amphibians, badgers, habitats • Contamination: Japanese knotweed • Air Quality: odour, dust • Noise & Vibration • Environmental Auditing & Management • Sustainability: BREEAM, SAP, lifecycle

This message contains information which may be privileged and confidential. If you are not the intended recipient please notify us by return email or by calling +44 (0)1273 307167 and delete the original message. Thank you.

From: Jamie Mitchell <jamie.mitchell@whitecode.co.uk>**Sent:** Thursday, February 20, 2025 12:57 PM**To:** Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>**Cc:** Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>**Subject:** RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Robert,

The pink cloud is just the revision cloud to highlight what has been updated on the drawing. The red isoline is demonstrating 1 lux from the adjacent luminaire so 1 lux is around the luminaire but no part of the tray is in it. For example to isolines to the right of the tree demonstrates that 10 lux is immediately adjacent to the fitting, then 5, then 3 then 1. We have only been asked to demonstrate below 1 lux at the tree position which this does.

Kind regards,



Jamie Mitchell IEng MCIBSE, BEng (Hons)
Associate Director

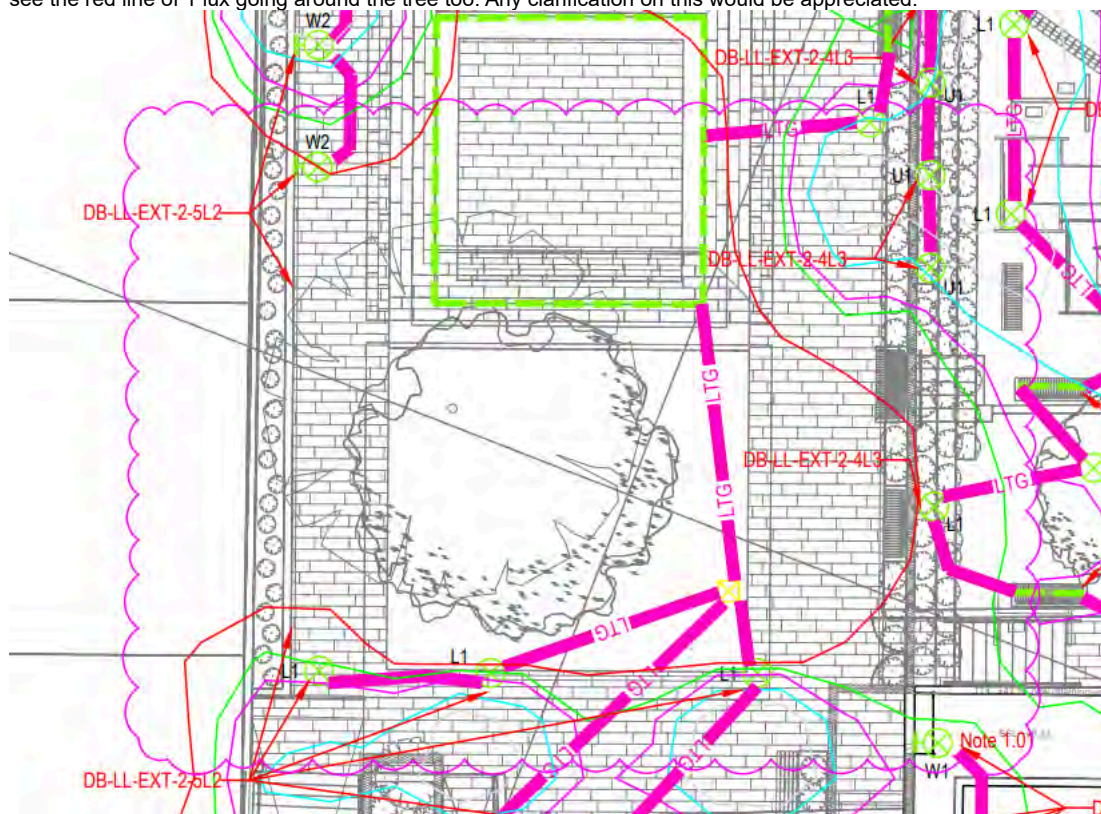
01322476740

07740405986

jamie.mitchell@whitecode.co.uk**From:** Robert Anthony <Robert.Anthony@phlorum.com>**Sent:** 20 February 2025 12:50**To:** Jamie Mitchell <jamie.mitchell@whitecode.co.uk>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>**Cc:** Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>**Subject:** Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Jamie,

Can you just explain what the slim pink cloud-esque shape around the tree area is? Looking at the key, this indicates a lux level of 5. But I also see the red line of 1 lux going around the tree too. Any clarification on this would be appreciated.



Robert Anthony
Environmental Consultant
robert.anthony@phlorum.com
Tel: 01273 307167
Web: www.phlorum.com

Head & Registered Office (Reg No. 4967256):
Phlorum Limited
Unit 12, Hunns Mere Way,
Brighton, BN2 6AH
Other offices in [Cardiff](#)



Ecology: dormice, reptiles, bats, birds, amphibians, badgers, habitats • Contamination: Japanese knotweed • Air Quality: odour, dust • Noise & Vibration • Environmental Auditing & Management • Sustainability: BREEAM, SAP, lifecycle

This message contains information which may be privileged and confidential. If you are not the intended recipient please notify us by return email or by calling +44 (0)1273 307167 and delete the original message. Thank you.

From: Jamie Mitchell <jamie.mitchell@whitecode.co.uk>
Sent: Thursday, February 20, 2025 12:43 PM
To: Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Robert,

Please see attached, does this work?

@[Bethan Street](mailto:Bethan.Street), there is a quite a lot of change from the original drawings but the only way we could get this to work, please let me know if there are any comments.

Kind regards,



Jamie Mitchell *IEng MCIBSE, BEng (Hons)*
Associate Director

01322476740
07740405986
jamie.mitchell@whitecode.co.uk



From: Jamie Mitchell
Sent: 17 February 2025 23:20
To: Robert Anthony <Robert.Anthony@phlorum.com>; Paul Carter <paul.carter@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Robert,

We will have another look at this and send back when done.

Kind regards,

From: Robert Anthony <Robert.Anthony@phlorum.com>
Sent: 17 February 2025 11:44
To: Paul Carter <paul.carter@phlorum.com>; Jamie Mitchell <jamie.mitchell@whitecode.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: Re: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Jamie,

The plans still show that light around trees is more than 1 lux. To sign off the BREEAM, we would need light to be below 1 lux on trees/vegetation.

Best wishes,

Robert Anthony
Environmental Consultant
robert.anthony@phlorum.com
Tel: 01273 307167
Web: www.phlorum.com

Head & Registered Office (Reg No. 4967256):
Phlorum Limited
Unit 12, Hunns Mere Way,
Brighton, BN2 6AH
Other offices in [Cardiff](#)



Ecology: dormice, reptiles, bats, birds, amphibians, badgers, habitats • Contamination: Japanese knotweed • Air Quality: odour, dust • Noise & Vibration • Environmental Auditing & Management • Sustainability: BREEAM, SAP, lifecycle

This message contains information which may be privileged and confidential. If you are not the intended recipient please notify us by return email or by calling +44 (0)1273 307167 and delete the original message. Thank you.

From: Paul Carter <paul.carter@phlorum.com>
Sent: Monday, February 17, 2025 9:37 AM
To: Jamie Mitchell <jamie.mitchell@whitecode.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Robert Anthony <Robert.Anthony@phlorum.com>

Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi
 I have cc'd @Robert Anthony who is managing this our end.
 He will respond with any comments

Paul Carter
 Principal Environmental Consultant
paul.carter@phlorum.com
 Tel: 01273 307167
 Mobile 07768690894
 Web: www.phlorum.com

Head & Registered Office (Reg No. 4967256):
 Phlorum Limited
 Unit 12, Hunns Mere Way,
 Brighton, BN2 6AH
 Other offices in [Cardiff](#)



Ecology: dormice, reptiles, bats, birds, amphibians, badgers, habitats • Contamination: Japanese knotweed • Air Quality: odour, dust • Noise & Vibration • Environmental Auditing & Management • Sustainability: BREEAM, SAP, lifecycle carbon • EIA • Flood Risk

This message contains information which may be privileged and confidential. If you are not the intended recipient please notify us by return email or by calling +44 (0)1273 307167 and delete the original message. Thank you.

From: Jamie Mitchell <jamie.mitchell@whitecode.co.uk>
Sent: 17 February 2025 09:33
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Rachel,
 We have updated the design, please see revised layout attached.
 Is this enough information to close out your query?
 Please let me know if there is any further information you require from us.
 Kind regards,



Jamie Mitchell *IEng MCIBSE, BEng (Hons)*
 Associate Director
 01322476740
 07740405986
jamie.mitchell@whitecode.co.uk



From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 22 January 2025 16:32
To: Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Jamie Mitchell <jamie.mitchell@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Ellen,
 If you could let me know once you have received confirmation.
 The PEA recommends a scheme that is sympathetic to bats. We cannot sign off as the current scheme as sympathetic towards bats as this would require a light spill of less than 1 lux onto the trees.
 We would need a robust justification as to why this lighting is required in order to sign off this point.
 Kind regards,
 Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • [Phlorum Limited](#), Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in [Manchester](#) and [Cardiff](#) • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Ellen Huelin <ellen.huelin@whitecode.co.uk>
Sent: 22 January 2025 15:57
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Jamie Mitchell <jamie.mitchell@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi all
 The justification for the spotlights on the trees, will need to come from client side. We would have followed the required design.
 Many thanks
 Ellen



Ellen Huelin
Sustainability Director

01322476688
07967419203
ellen.huelin@whitecode.co.uk



From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>

Sent: 22 January 2025 15:47

To: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>

Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>

Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Mirabell,

Thank you for sending this over.

All we are awaiting now is justification as to why the spotlighting on the trees is required.

If they bat and bird boxes have been put up then photos of these would be great to include as well.

Once we have this, we will be able to finalise the sign-off and get this sent out to you.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • [Phlorum Limited](#), Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in [Manchester and Cardiff](#) • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>

Sent: 22 January 2025 12:25

To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>

Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>

Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Rachel,

Thank you for following this up. I received an email back from Elcot today – please see attached. Please confirm this closes out all knotweed related items.

I am still awaiting a response from Whitecode regarding the lighting.

Thank you,

Kind regards,

Mirabell Schmidt
Design Manager

T: 0208 344 0300



www.ardmoregroup.co.uk

Cambridge House

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>

Sent: 21 January 2025 12:19

To: Elliot Bacon <EBacon@ardmoregroup.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>

Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>

Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

This email has been sent from outside the Ardmoregroup address - please be cautious of any links or requests for private information. If in doubt, press the "Report Message" button and select "Phishing" for IT to review.

Hi All,

I hope you are well.

Could you provide an update on the below in order to finalise the BREEAM sign off.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • [Phlorum Limited](#), Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in [Manchester and Cardiff](#) • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Rachel Wilkinson | Phlorum
Sent: 13 January 2025 11:58
To: 'Elliot Bacon' <EBacon@ardmoregroup.co.uk>; 'Mirabell Schmidt' <MSchmidt@ardmoregroup.co.uk>; 'Ellen Huelin' <ellen.huelin@whitecode.co.uk>
Cc: 'Katy Venables' <katy.venables@whitecode.co.uk>; 'Bethan Street' <BStreet@ardmoregroup.co.uk>; 'Dritan Quarri' <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi all,

Happy new year, I hope you are well!

I wanted to follow up on the below as we are still awaiting the below in order to complete the BREEAM sign off.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • [Phlorum Limited](#), Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in [Manchester and Cardiff](#) • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Rachel Wilkinson | Phlorum
Sent: 16 December 2024 12:43
To: Elliot Bacon <EBacon@ardmoregroup.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi All,

I hope you had a nice weekend.

In order to sign of the HQM we are still awaiting the below:

Confirmation that knotweed treatment is ongoing until there is 2yrs of no re-growth.
Justification as to why up spill lighting into tree canopies was required, without a strong justification as to why this lighting is necessary, we will not be able to sign off on it.

Once we have these, we will be able to finalise the sign off and get this sent out to you.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • [Phlorum Limited](#), Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in [Manchester and Cardiff](#) • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Elliot Bacon <EBacon@ardmoregroup.co.uk>
Sent: 13 December 2024 11:13
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Rachel

I will have a look into it, but you will find it was part of the contract ER's for works to be undertaken by Ardmore

Elliot Bacon
Senior Design Manager

T: 0208 344 0300 EXT: 07918360442 M: 07918 360 442



www.ardmoregroup.co.uk

Cambridge House | 10-12 White Horse Street | Mayfair | London | W1J 7LG

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 13 December 2024 11:07
To: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>; Ellen Huelin <ellen.huelin@whitecode.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

This email has been sent from outside the Ardmoregroup address - please be cautious of any links or requests for private information. If in doubt, press the "Report Message" button and select "Phishing" for IT to review.

Hi Mirabell,

Could you perhaps tell us why the lighting is required?

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • [Phlorum Limited](#), Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in [Manchester and Cardiff](#) • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>

Sent: 12 December 2024 10:59

To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Ellen Huelin <ellen.huelin@whitecode.co.uk>

Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>

Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Rachel,

Please can you advise what you recommend/ need us to do to help with your justification?

Thank you,

Kind regards,

Mirabell Schmidt
Design Manager

T: 0208 344 0300



www.ardmoregroup.co.uk

Cambridge House

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>

Sent: 12 December 2024 10:47

To: Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>

Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>

Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

This email has been sent from outside the Ardmoregroup address - please be cautious of any links or requests for private information. If in doubt, press the "Report Message" button and select "Phishing" for IT to review.

Hi Ellen,

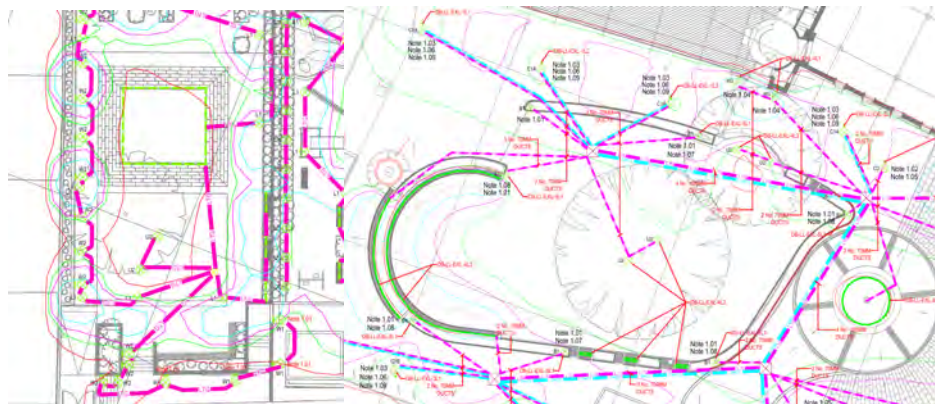
Unfortunately, we would be unable to sign off lighting that impacts on the tree canopies.

The ground recessed lighting that points directly into the tree canopy could not be considered sympathetic to bats even with reduced lux levels.

The only way we could sign off on this lighting is with a strong justification as to why it was required.

The lux levels on the lighting surrounding the area could be reduced so that no light spill impacts the canopy.

I have included screenshots below of the two areas we are particularly concerned about.



Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • [Phlorum Limited](#), Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in [Manchester and Cardiff](#) • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Ellen Huelin <ellen.huelin@whitecode.co.uk>

Sent: 11 December 2024 17:08

To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>

Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri

<DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Rachel

I understand there was an external lighting report in consideration of bat ecology (please see attached). At this stage, if lights which do not meet the lux standards required, I think it would be advisable to complete onsite lux testing and perhaps there could be some adjustments made so they have less of an impact on the tree canopy. Is this something you would agree to sign off?

Many thanks

Ellen

Whitecode will be closing from the 20th December and reopening on 6th January. Wishing everyone a very Merry Christmas.

	Ellen Huelin Sustainability Director 01322476688 07967419203 ellen.huelin@whitecode.co.uk	
---	--	--

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 11 December 2024 14:07
To: Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Paul Carter <paul.carter@phlorum.com>
Subject: RE: HTH - HQM Comments on latest tracker (Phlorum ref: 10408)

Hi Ellen,

Thank you for sending this through.

Unfortunately reviewing this lighting plan it is not considered sympathetic towards bats therefore we will be unable to say that this recommendation has been met.

We would need to provide a reason why this recommendation has been met such as security. There will need to be a strong justification as to why ground recessed lighting has been used with light spill into a tree canopy.

Please let me know if you have any further questions.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • [Phlorum Limited](#), Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in [Manchester and Cardiff](#) • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Ellen Huelin <ellen.huelin@whitecode.co.uk>
Sent: 11 December 2024 13:06
To: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker

Hi Rachel

Please find attached the lux levels, these are relatively high I believe, and perhaps lower lux levels have been installed as a result of the requirements of the ecology report?

Many thanks

Ellen

Whitecode will be closing from the 20th December and reopening on 6th January. Wishing everyone a very Merry Christmas.

	Ellen Huelin Sustainability Director 01322476688 07967419203 ellen.huelin@whitecode.co.uk	
---	--	--

From: Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>
Sent: 11 December 2024 11:58
To: Ellen Huelin <ellen.huelin@whitecode.co.uk>; Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>
Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>
Subject: RE: HTH - HQM Comments on latest tracker

Hi Ellen,

Thank you for sending this through.

Regarding the tree with the roost I have circled this in red below. This is the area we need to know the lux levels for.



Please let me know if you have any further questions.

Kind regards,
Rachel

Rachel Wilkinson (She/Her) • Environmental Consultant • [Phlorum Limited](#), Unit 12, Hunns Mere Way, Brighton, BN2 6AH • Other offices in [Manchester and Cardiff](#) • Tel: +44(0)1273 307167 • Mob: +44(0)7562947281

From: Ellen Huelin <ellen.huelin@whitecode.co.uk>

Sent: 11 December 2024 11:38

To: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>

Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>

Subject: RE: HTH - HQM Comments on latest tracker

Hi Mirabell

No problem, thanks for the mark up.

Any items marked as Post Construction only will still need to be provided to contribute to the overall score. Understand that these are underway and will be issued soon? Please send through to me and I will review and update as necessary, list of items is below:

- Completed Home User Guide confirming all items noted (EV chargers, rainfall management, security measures, temp controls, ventilation, energy efficiency, LZC technologies, flexible design options, aftercare
- SBD certificate
- VOC datasheets
- Acoustic reports containing ambient noise levels (reports sent only cover airborne/impact testing)
- Dissemination of the sustainable procurement plan and inclusion in construction contract
- Purchase order for drying lines, internal recycling bins
- Datasheets for sanitaryware
- Post Occupancy Evaluation

Information to send to close out ones stated 'should be closed' please forward ASAP and I will update the tracker

- FSC certificates for construction timber
- Written confirmation for durability – section 21
- Proof of the digital connectivity

Letters included:

- Drainage – however you must also provide details of the agreements for long term maintenance – who is responsible and what will they be doing to complete this?
- Aftercare – please add the warranty provider and I will check they meet the requirement

Other comments

- Ecology – awaiting Phlorum confirmation, Rachel please find the external lighting layoutS attached, could you highlight which areas you are concerned with and I will get our MEP team to pull out the lux levels, as there are many different reports for different areas
- HEPR calculations to be completed – I will get one of the team to action this now

If you can get the letters onto headed paper sign and return and issue the 'should be closed' evidence I will update the tracker and get it back to you ASAP. There are couple of pieces of evidence for me to review and I will update the score for these whilst you are signing the letters.

Many thanks

Ellen

Whitecode will be closing from the 20th December and reopening on 6th January. Wishing everyone a very Merry Christmas.



Ellen Huelin
Sustainability Director

01322476688
07967419203
ellen.huelin@whitecode.co.uk



From: Mirabell Schmidt <MSchmidt@ardmoregroup.co.uk>

Sent: 11 December 2024 10:49

To: Ellen Huelin <ellen.huelin@whitecode.co.uk>

Cc: Katy Venables <katy.venables@whitecode.co.uk>; Elliot Bacon <EBacon@ardmoregroup.co.uk>; Bethan Street <BStreet@ardmoregroup.co.uk>; Dritan Quarri <DQuarri@ardmoregroup.co.uk>; Rachel Wilkinson | Phlorum <Rachel.Wilkinson@phlorum.com>

Subject: HTH - HQM Comments on latest tracker

Hi Ellen,

Please see attached our comments on the latest tracker received from Katy for HQM. If you could please review your understanding and send over the templates missing, that would be appreciated. Please also confirm the acoustics are closed out, as sent out in a separate email.

After the above is confirmed, along with the expected ecology reports from Rachel – this should help bring up the score quite a bit.

We will get put together the items noted 'Post-Construction' in the meantime but hopefully the attached will help you with the summary regarding the status of HQM.

Thank you,

Kind regards,

Mirabell Schmidt
Design Manager

T: 0208 344 0300



www.ardmoregroup.co.uk

Cambridge House

Head Office | 6 Wharf Studios | 28 Wharf Road | London | N1 7GR
Head Office | 6 Wharf Studios | 28 Wharf Road | London | N1 7GR
Head Office | 6 Wharf Studios | 28 Wharf Road | London | N1 7GR
Head Office | 6 Wharf Studios | 28 Wharf Road | London | N1 7GR
Head Office | 6 Wharf Studios | 28 Wharf Road | London | N1 7GR
Head Office | 6 Wharf Studios | 28 Wharf Road | London | N1 7GR