



Condition 14 - Bird Boxes

14-19 Tottenham Mews

0475-CVA-RP-A-(PL)Condition14-00 **January 2025**

PROJECT TEAM

Client Origin Housing Association
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Date	Revision	Amendments	Prepared by	Reviewed by	Approved by
23.01.2025	-	First issue: Preliminary	SH	RC	TG

CONTENTS

- 2.0 INTRODUCTION**
 - 2.1 SUMMARY
- 3.0 PROPOSALS**
 - 3.1 LOCATION SELECTION
 - 3.2 SPECIES REQUIREMENTS
- 4.0 SPECIFICATIONS**
 - 4.1 SPARROW BOXES
 - 4.2 starling BOXES
- 5.0 MAINTENANCE**
 - 5.0 maintenance and replacement
- 6.0 DRAWING LIST**

2.0 INTRODUCTION

2.1 SUMMARY

This report has been prepared to discharge Conditions 14 assigned to the consented scheme at 14-19 Tottenham Mews, London, W1T 4AA. It illustrates the proposed locations for bird boxes and confirms the species that will be accommodated.

The originally consented design (ref: 2020/5633/P) was amended via NMA application. Rev 03 of this application was submitted in December 2024 (ref: 2023/3425/P) and granted on 23rd December 2024.

The details of the condition are stated below:

14 Bird Boxes

Prior to completion of the superstructure of the building, plans and elevations showing details of bird box locations and types, indication of species to be accommodated, and a maintenance methodology for annual cleaning, repair/ replacement of the installed boxes, prepared in accordance with the recommendations of paragraph 4.21 of the Preliminary Ecological Appraisal as approved, shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant building and thereafter retained and maintained in accordance with the approved maintenance methodology.

3.0 PROPOSALS

3.1 LOCATION SELECTION

3.1.1 Proximity to Green Roof and Considerations

The Green Roof on Level 06 is considered an area of foraging potential. It was recommended that nesting opportunities be created in close proximity to these habitats.

The roof level itself, Level 06, was discounted as a potential location for bird boxes as is not possible to mount units at the level recommended in the ecologists report.

2no. Starling boxes and 2no. Sparrow terraces are proposed to the face of the L05 parapet wall. See later section for details of the products proposed as well as plans and elevations appended to this submission.

The metal clad external walls and plant screen of level 05 were reviewed too, but were discounted on account of the requirements of the fire strategy;

- no penetrative fixings are permitted in these walls, and;
- any attachments to these walls must offer Class A2-s1,do / Class A1 in accordance with EN 13501

3.2 SPECIES REQUIREMENTS

3.2.1 House Sparrows and Starlings

Guidance from the Ecology report has been followed. Boxes will be positioned at least 2/3m from floor finish level, out of direct sunlight and artificial light.

Positions have been selected away from areas of obvious disturbance, such as doors, and are not obscured by dense vegetation.

Multiple occupancy units to form terraces are proposed on account of sparrows nesting in colonies. See later section for further details on the products proposed.

Species	Hole Size & Type	Min. Height
House Sparrow	34mm diameter	2 metres
Starling	44/50mm diameter	3 metres

*approx. 2m minimum spacing between units as advised by supplier



4.0 SPECIFICATIONS

4.1 SPARROW BOXES

4.1.1 Description

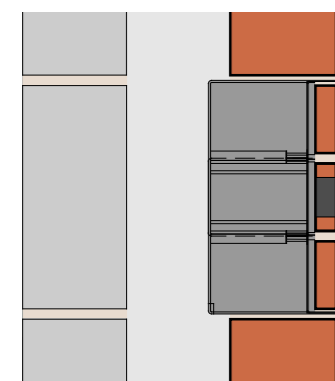
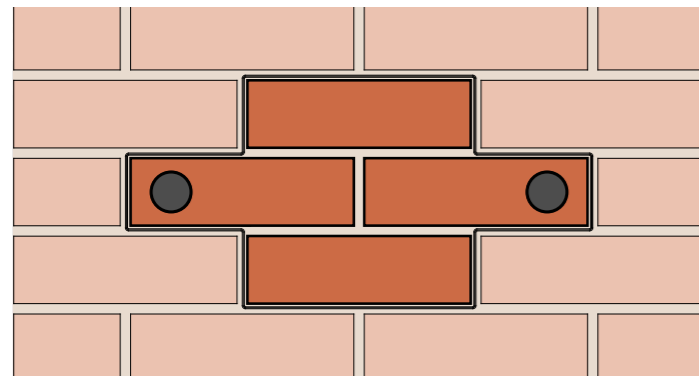
The MFSSTER (mesh fronted) sparrow terrace by Bird Brick Houses is a standard bird box fitted with brick slips and fabricated from non-combustible materials.

The multiple internal nesting spaces allowing pairs to nest close to each other. This design of box is ideal for house sparrows which are extremely social.

4.1.1 Dimensions

Dimensions 440L x 227H x 125D

Entrance hole diameter: 35mm



Elevation and Section- Sparrow Terrace Box

4.2 STARLING BOXES

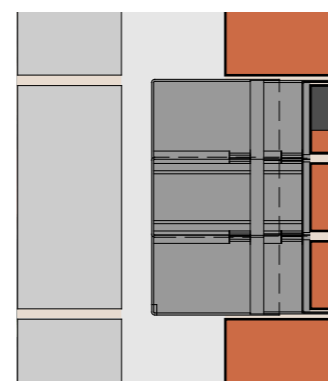
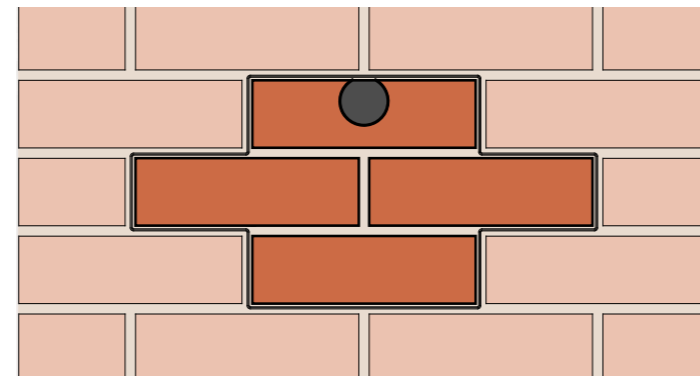
4.2.1 Description

The MFSST (mesh fronted) starling box by Bird Brick Houses is a standard bird box fitted with brick slips and fabricated from non-combustible materials.

4.2.1 Dimensions

Dimensions 440L x 227H x 170D

Entrance hole diameter: 48mm



Elevation and Section- Starling Box

5.0 MAINTENANCE

5.0 MAINTENANCE AND REPLACEMENT

The boxes are designed to be incorporated into the fabric of a building. The products proposed are maintenance free.



Starling Box Clad in Brickwork

6.0 DRAWING LIST

2960-CVA-TM-ZZ-DR-A-PL650- Bird Box Locations