

# Belgrove House

PLANNING CONDITIONS DISCHARGE

*Condition 28: Bird Boxes*

Report 36 March 2025

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# Belgrove House Condition 28, Bird Boxes

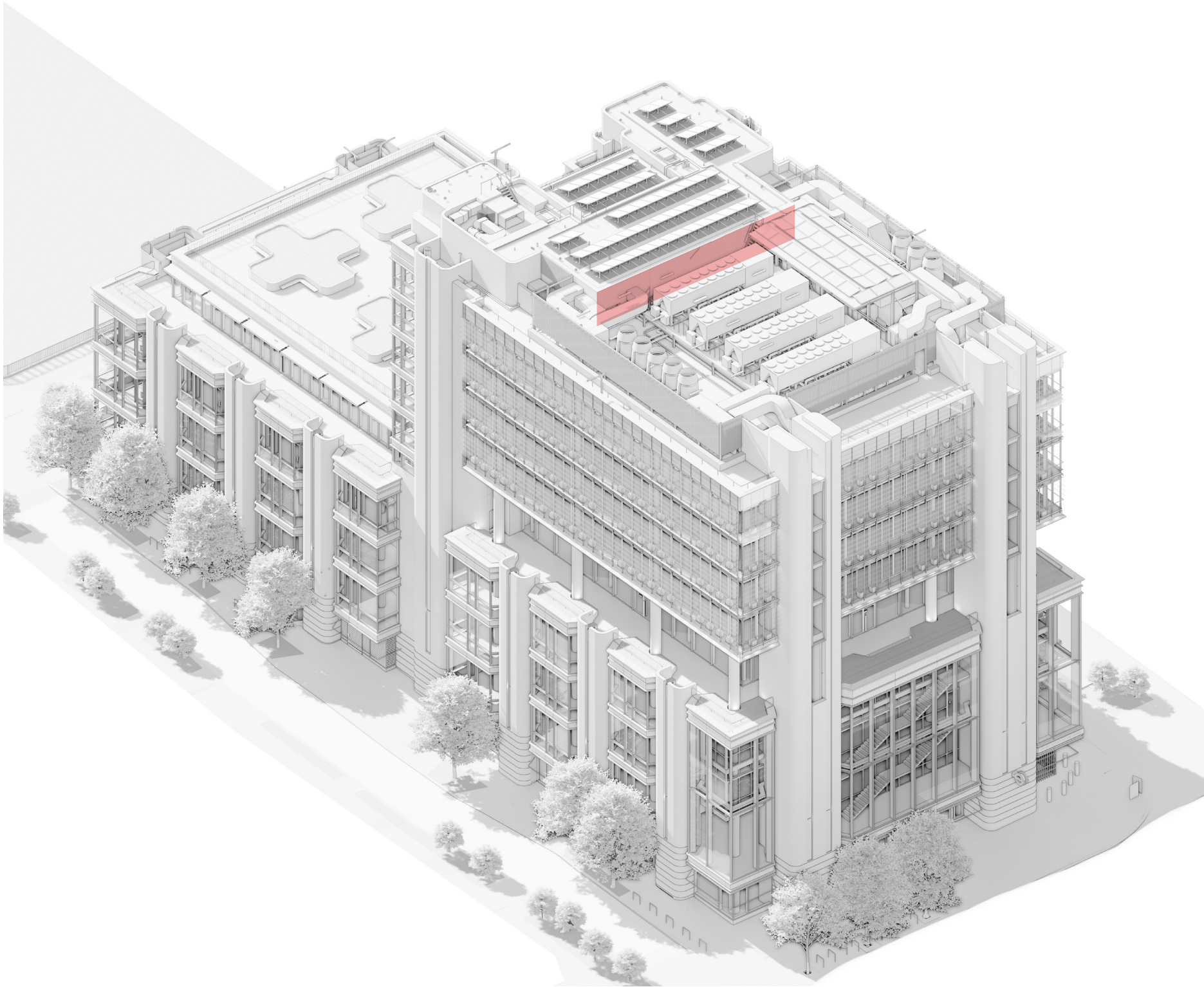
## Outline

This document has been prepared to address planning Condition 28 in relation to the consented design for Belgrove House, 13-21 Euston Road Kings Cross.

### Planning Condition 28

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 para 4.5.3 and 4.5.4 of the preliminary ecology appraisal as approved, shall be submitted to and approved inwriting by the local planning authority.

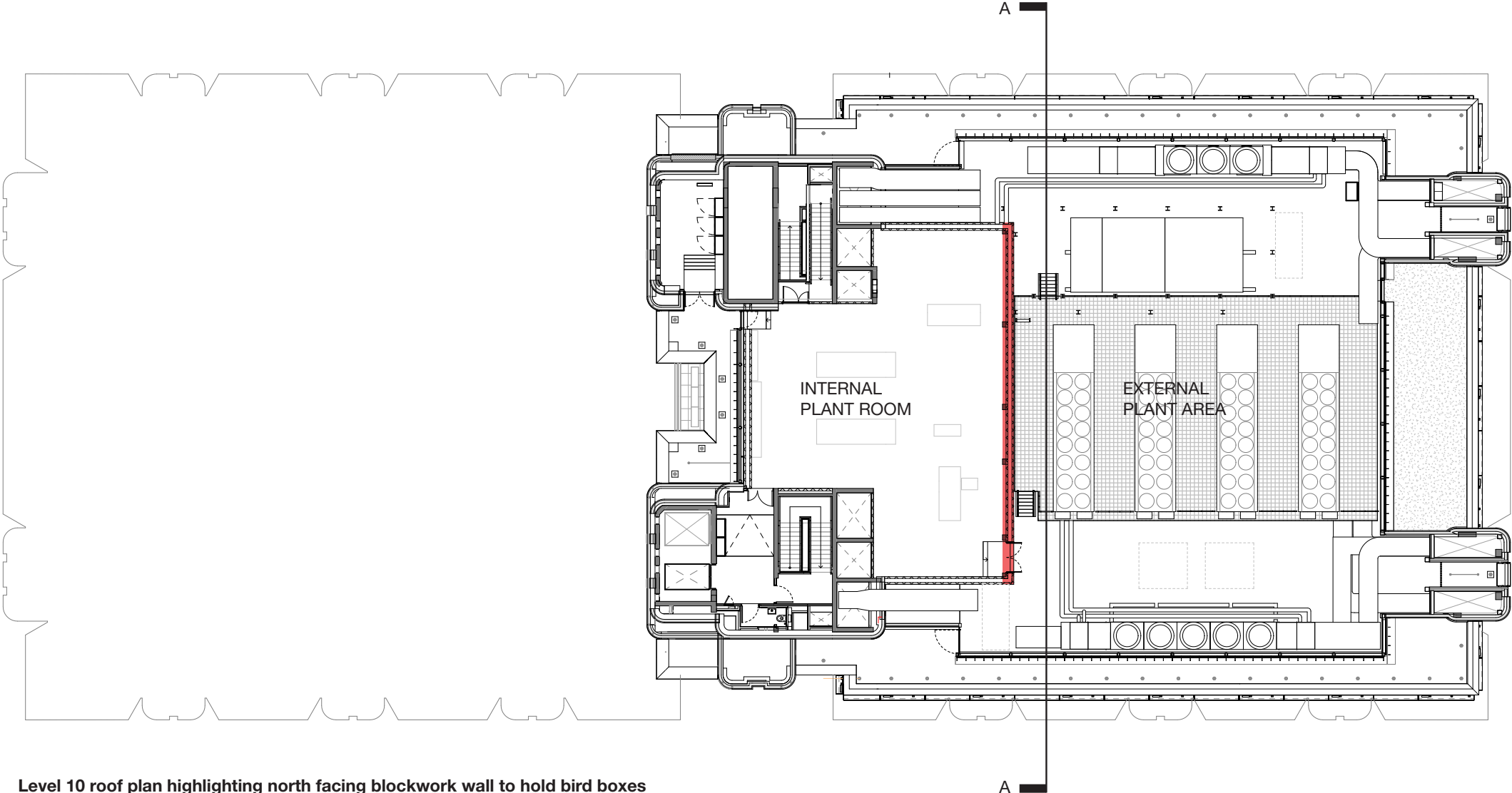
The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant building and thereafter retained and maintained in accordance with the approved maintenance methodology.



Level 10 roof highlighting north facing blockwork wall to hold bird boxes

Belgrove House Condition 28, Bird Boxes

Location in plan



Level 10 roof plan highlighting north facing blockwork wall to hold bird boxes





# Belgrove House Condition 28, Bird Boxes

## Product Type, Location and Maintenance Strategy

### Product Type and Location

The proposed products pictured on the right match the recommendations of paragraph 4.5.3 and 4.5.4 of the preliminary ecology appraisal set out in the condition described on page 3.

4.5.3 In order to enhance the Site for birds and given their designation as SPI and London BAP species, house sparrow terraces (i.e. Schwegler 1SP or similar) and black redstart (i.e. Schwegler 2HW or similar) nest boxes should be installed on to the proposed new building.

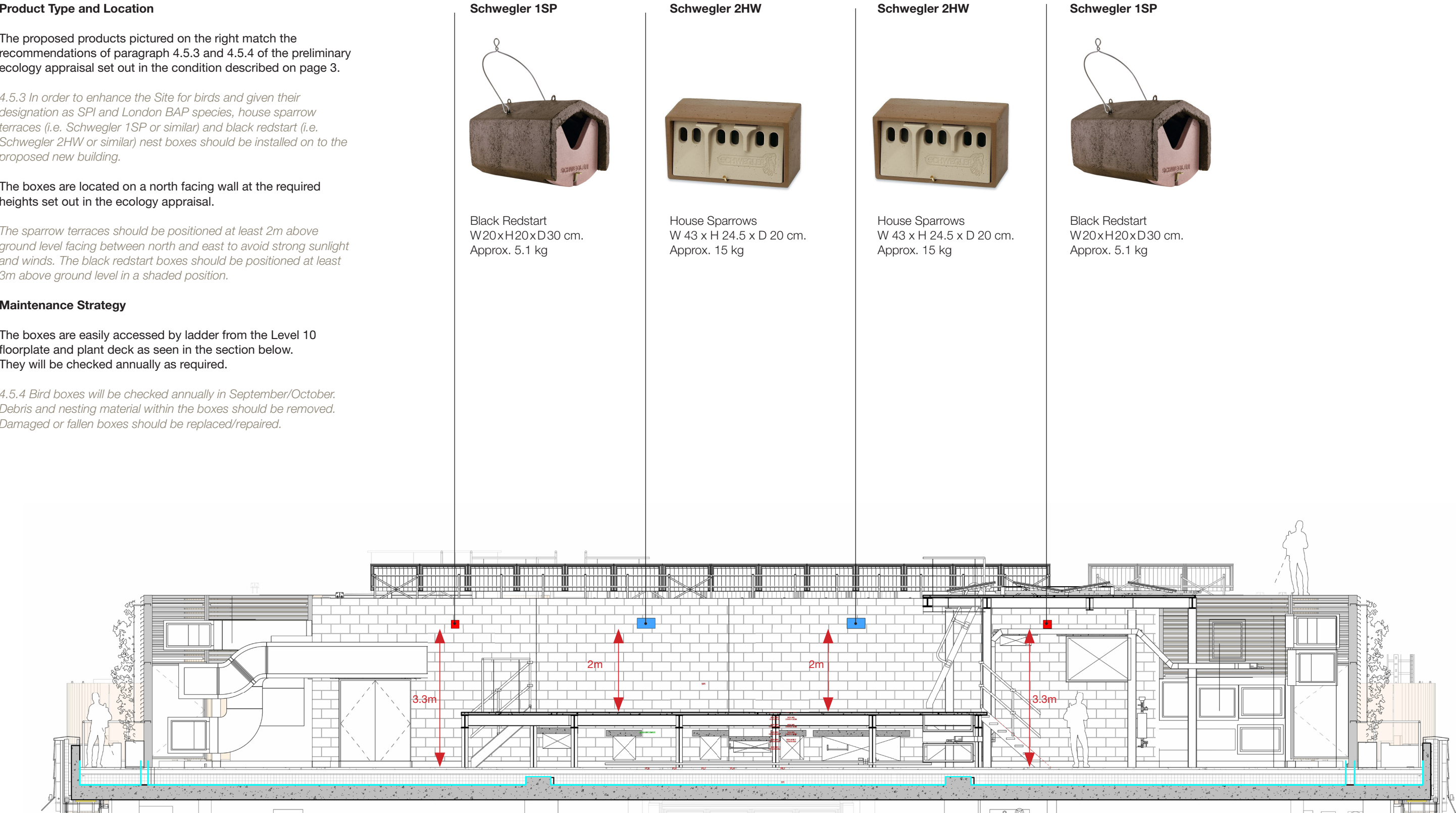
The boxes are located on a north facing wall at the required heights set out in the ecology appraisal.

The sparrow terraces should be positioned at least 2m above ground level facing between north and east to avoid strong sunlight and winds. The black redstart boxes should be positioned at least 3m above ground level in a shaded position.

### Maintenance Strategy

The boxes are easily accessed by ladder from the Level 10 floorplate and plant deck as seen in the section below. They will be checked annually as required.

4.5.4 Bird boxes will be checked annually in September/October. Debris and nesting material within the boxes should be removed. Damaged or fallen boxes should be replaced/repaired.



Section AA, plant room north blockwork wall