


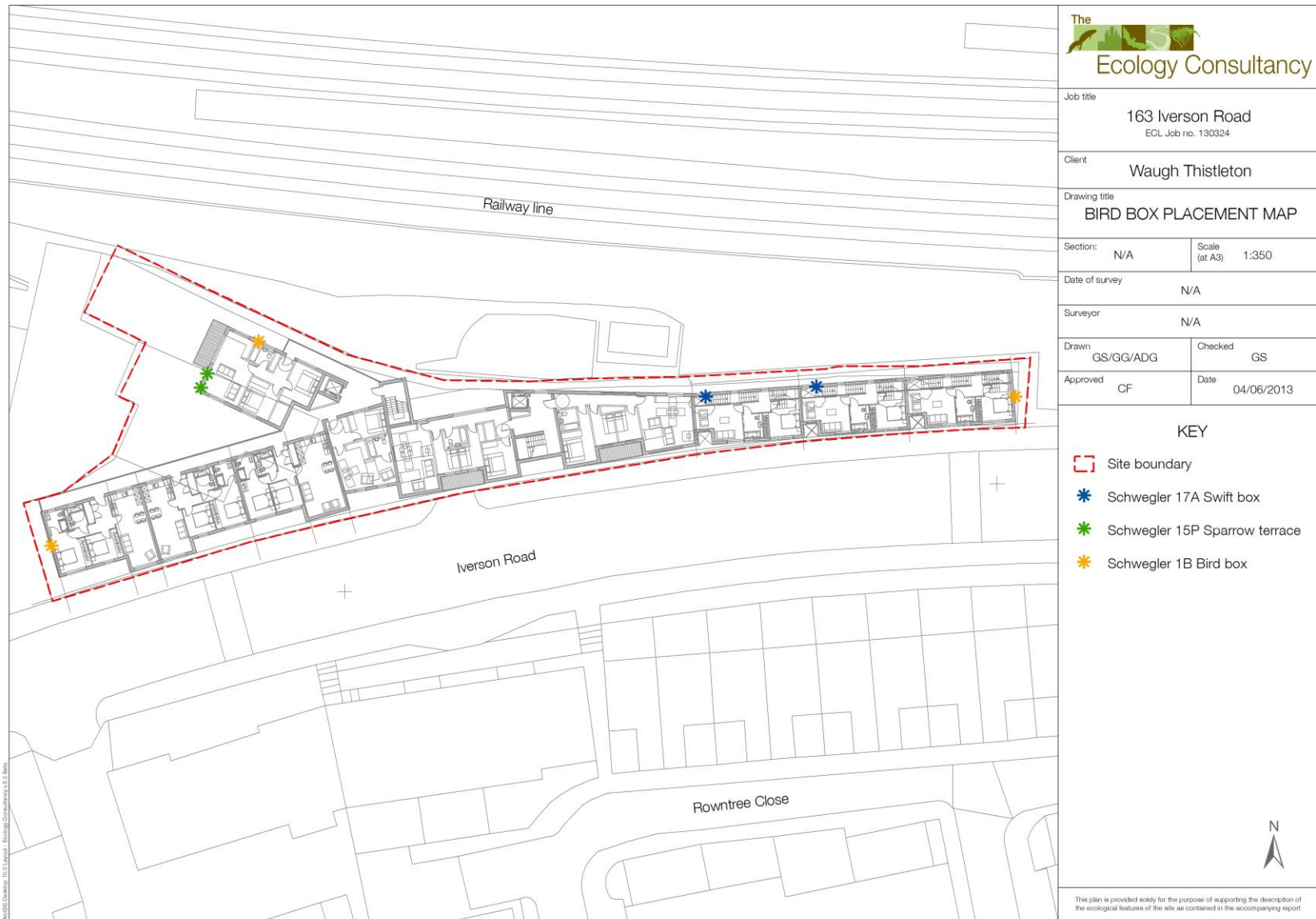
<p>Bat and Bird Box</p> <p>Specification, 163 Iverson Road, West Hampstead</p> <p>Job No. 130324</p>	 <p>The Ecology Consultancy</p> <p>The Ecology Consultancy London Office First Floor Beckett House 72 Borough High Street London SE1 1XF</p> <p>Email: enquiries@ecologyconsultancy.co.uk Tel: 0207 378 1914</p>
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<p>Date: 22nd August 2013</p>	<p>Cc: Wendy McFarlane</p>
<p>1</p>	<p>INTRODUCTION</p>
<p>1.1</p>	<p>The Ecology Consultancy was commissioned by Waugh Thistleton to outline the details of new bat and bird box provision for the development at 163 Iverson Road, West Hampstead, London. These services are required for the submission to the Local Planning Authority in order to discharge planning condition 8.</p>
<p>1.2</p>	<p>The specifications include information on the locations of the bat and bird boxes in line with recommendations set out in the ecological assessment (The Ecology Consultancy, 2011, Report Ref: 111040) and the rationale for these locations being selected in order to maximise the likelihood of boxes being used by the target species.</p>
<p>1.3</p>	<p>Following bat emergence surveys conducted on site (The Ecology Consultancy, 2012), it was concluded that planting within the new development proposals will be limited due to lack of space. The site is also well lit from the south along Iverson Road and from the north west. Therefore, it is considered at this stage that any additional features, such as bat boxes, are unlikely to be successful and not practicable. However, where amenity space is proposed, planting recommendations are provided within the ecology assessment and</p>

	management instructions provided in the landscape and habitat management plan (The Ecology Consultancy, 2013), in order to discharge planning condition 10, that will be beneficial in enhancing and strengthening potential commuting and foraging routes for bats. Furthermore, it is advised that lighting is directed away from the tree line that borders the northern boundary external to the site in order to attract bats to that part of the site.	
1.4	Prior to the first occupation of the building, a compliance site visit will be undertaken by an ecologist to review the installation of the bird habitat provision. The review will check that the above have been installed in accordance with the approved details in order to discharge planning condition 11.	
2	BIRD BOX TYPE	LOCATION AND ASPECT (Refer to Appendix 1: Bird box locations)
	2 x EcoSurv Swift Nest Box	BUILDINGS: Integrated on north facing façade of Block 2 or Block 3, at least 5m from ground level. Out of direct sunlight <i>viz.</i> N, NW and NE, high up on facades and under eaves/soffits for increased protection from the elements and away from predators (cats, magpies, squirrels, rats) and vandalism.
	2 x EcoSurv Sparrow Nest Box	BUILDINGS: Integrated on the north-west facing brick wall of Block 1B.
	3 x Schwegler 1B Bird Box (general purpose bird box) A combination of entrance hole sizes; 26mm and 36mm.	Green Wall: Positioned apart from each other, on the west facing green wall.
3	GUIDELINES FOR THE INSTALLATION OF BIRD BOXES	
3.1	Bird nesting boxes should be located on walls and/or trees, out of direct sunlight, and at least 2m, ideally 4m, from the ground. Bird boxes should be positioned away from bird feeders and a discrete distance away from other nest boxes. Attachment should be integrated into the external brick wall or by the patented Schwegler standard hanger, over	

	suitable branches and not using nails, which have been banged into the trees. Where possible, general boxes should be surface mounted and positioned adjacent to existing vegetation that enables birds to perch before entering the box.
4	MAINTENANCE OF BIRD BOXES
4.1	Any building works in the vicinity of the bird boxes, or maintenance to them, should be timed to avoid breeding periods, which are as follows; common nesting birds March-late August (inclusive) and black redstarts May to August (inclusive) (Newton <i>et al.</i> 2004).
4.2	Swift and sparrow boxes are fully integrated into the external wall, self-contained and self-maintaining and will not require cleaning out. Multi-purpose general bird nest boxes should be cleaned out on an annual basis (or at least bi-annually) at the end of the breeding season (autumn-winter), removing the old nests, dead birds etc.
4.3	Monitoring is recommended over the first few years to assess use and replace or repair any damaged general bird nesting boxes. If they remain unused after two years consideration should be given to moving them to a different location.
5	CONFIRMATION
5.1	The bird boxes proposed for the buildings will be installed in accordance with this guidance.

Appendix 1: Bird Box Locations

Figure 1: Location of bird boxes





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