


<p>Kidderpore Avenue, Hampstead.</p> <p>Bat and Bird Box Placement Strategy Memo.</p> <p>Novemebr 2014</p> <p>Job No. 140318</p>	 <p>The Ecology Consultancy</p>
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<p>Date : 17th November 2014</p>	

1 INTRODUCTION

Background

- 1.1 The Ecology Consultancy was commissioned by Barratt Homes in March 2014 to produce a bird and bat box placement strategy for the proposed development at Kidderpore Avenue, West Hampstead, London. The strategy is required for submission to the Local Planning Authority in order to discharge planning condition 20, issued by Camden Borough Council within their decision on application 0685/P on 13th September 2013.
- 1.2 In order to compensate for the potential loss of roosting habitat, it was proposed that 15 bird nesting boxes and six bat roosting features are to be strategically designed into the fabric and landscape of the proposed development (The Ecology Consultancy, 2013).

1.3 This strategy follows a review of proposed landscape and building plans and an evaluation of existing data (The Ecology Consultancy, 2013) which identified ecological features within the site which may be impacted as a result of the proposed development: roosting bats, foraging bats, breeding birds and the habitats that support these species groups. Local and Regional Biodiversity Action Plans (BAPs) were taken into consideration to determine which nesting features are required to best enhance the site for Priority Species.

1.4 The strategy, and associated specifications and drawings, will discharge Planning Condition 20, of decision notice 2013/0685/P, issued by Camden Borough Council on 13th September 2013, which reads:

”Before the superstructure works of each Phase commences details of bird and bat nesting boxes / bricks / features shall be submitted to and approved in writing by the Local Planning Authority. No less than 15 bird nesting boxes / bricks and 6 bat features (this can include features incorporated into building design as listed in The Ecology Consultancy Biodiversity Survey dated January 2013) shall be provided across both Phases and the details shall include the exact location, specification and design. The boxes / bricks / features shall be installed prior to the first occupation of the buildings to which they form part. The nesting boxes / bricks / features shall be installed strictly in accordance with the details so approved, shall be retained and maintained as such thereafter.”

1.5 LPA direction indicates that enhancement should be adopted across both Phases 1 and 2. However, presently it is proposed that the 15 bird nesting boxes plus 6 bat roosting features are all incorporated into Phase 1 in order to enable the development to proceed.

1.6 The strategy includes information on the design specifications and locations of the proposed nesting boxes and roosting features and the rationale for these types and locations being selected, which is directed to maximise the likelihood of the features being utilised by the target species.

Site Context and Status

1.7 The site is located between Kidderpore Avenue and the A41 Finchley Road in the London Borough of Camden. The surrounding landscape is residential with King’s College London (KCL) Campus located on the northern side of Kidderpore Avenue. The National Grid Reference for the site is TQ 252 858.

- 1.8 Extensive woodland and grassland habitat are located 730m north-east of the site and include West Heath, Bishops Wood (Ancient Semi-Natural Woodland) and Hampstead Heath (which includes Hampstead Heath Wood Site of Special Scientific Interest), all of which would provide suitable foraging and commuting habitats for bats (see site plan in Appendix 1).
- 1.9 To the south-east of the site is Westfield Open Space and north of the site is King's College Hampstead Campus Site of Importance for Nature Conservation (SINC) - Borough Grade II. Both sites comprise scattered trees and amenity grassland, which would also provide suitable foraging and commuting habitats for bats.
- 1.10 The development site is connected to Westfield Open Space and Hampstead Heath through a series of residential gardens, which offer suitable treelines for bats to utilise as commuting routes. This habitat connectivity may increase the possibility of bats finding and using suitable roosting features within the site.
- 1.11 The site itself consists of a number of different buildings in varying states of condition and occupation. The entire site once comprised the King's College Hampstead Campus South Site, however only the north-west of the site, comprising 2–6 Platt's Lane and 27–29 Kidderpore Avenue, remain under the ownership and use by KCL as student accommodation (Phase 2). The south-east portion of the site, comprising 328–338 Finchley Road, 17a–25 Kidderpore Avenue and the Caroline Skeel Library, is under the ownership of BWL (Phase 1).
- 1.12 No statutory or non-statutory designations apply to the site. The nearest statutory site is Westbere Copse Local Nature Reserve, approximately 907m south-west. It is a small reserve (approximately 0.38 hectares (ha)) with meadow, woodland and pond. Hampstead Cemetery SINC is approximately 100m south-west of the site.

Development Proposals

- 1.13 Proposals include the demolition of Nos. 328 & 330, 332 & 334, 336 & 338 Finchley Road, 2-6 Platt's Lane and 27-29 Kidderpore Avenue to provide new residential blocks and the residential conversion of 17a, 19, 21, 23 and 25 Kidderpore Avenue and former Caroline Skeel Library to provide a total of 128 residential dwellings including affordable housing, basement car parking, landscaped communal and private gardens, public realm improvements including a new pedestrian street and provision of new purpose built D1 floorspace to house the relocated Hampstead School of Art.

2.1 A range of boxes and roosting features have been chosen for installation in various locations around the site, each of which responds to the requirements of a particular species or group of species, and provides a particular nesting/roosting niche.

2.2 Design specifications and the proposed location of all boxes/features are detailed in Table 1, with precise locations shown on the plan in Appendix 1. In summary, the following features are proposed:

Birds

6x Ecosurv swift boxes

4x Ecosurv sparrow boxes

2x Schwegler 2H nest boxes

3x Schwegler 1N deep nestboxes

Bats

2x Schwegler 2F bat boxes

1x Schwegler 1FF bat box

2x groups of two roof vent tiles

1x group of three Ecosurv bat features

2.3 Grouping of individual boxes or features has been used where the scale of the stand-alone features in ratio to their context within the brickwork is insufficient for them to be found and utilised by the intended target species. This approach increases the likelihood of bats finding and utilising the features and, therefore, the ecological return on investment of the features.


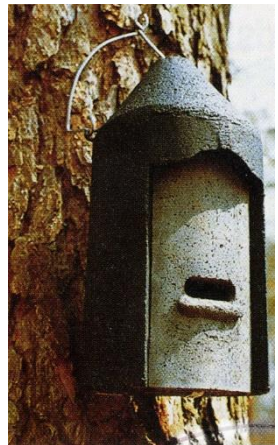
Installation

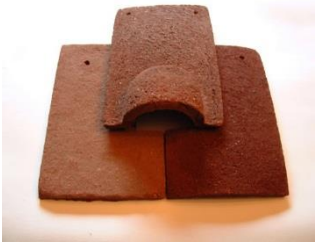

2.4 All features shall be installed in accordance with the direction provided in Table 1 and prior to the first occupation of the buildings to which they form part. Boxes on trees should be installed simultaneously and under the same direction. After installation, and prior to the first occupation of the buildings, 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 20.


Maintenance

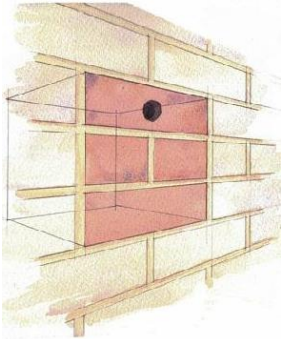

- 2.5 Where practicable, nesting boxes on trees should be cleaned annually, to eradicate fleas and other parasites that accumulate within them throughout the breeding season. Under the Wildlife and Countryside Act 1981 (amended) it is an offence to damage or disturb bird eggs or fledglings. As such the boxes must be cleaned outside of the nesting bird season (March to August, inclusive). The nesting material within the box should be removed and the box cleaned with boiling water only, no insecticide or flea powder will be used as stated in RSPB guidelines. Due to birds potentially breeding outside the nesting bird season, it is recommended that bird boxes are cleaned out between October and February.
- 2.6 Swift boxes, to be erected beyond practicable reach, are self-cleaning and, therefore, will not require routine maintenance.
- 2.7 The bat boxes need little to no maintenance, however, it is an offence for a non-licensed person to disturb roosting bats therefore, where maintenance is required, this should be carried out under supervision of a suitably qualified ecologist who will first check the boxes for bats, or evidence of them. The boxes can, if desired, be checked annually by a licensed bat ecologist for signs of use. Checks can comprise either nocturnal, ground-level emergence and/or re-entry surveys or inspection from a ladder, where possible.


Table 1: Recommended type and location of bat and bird boxes

No. of Features	Plan Reference	Feature	Target Species	Location (Appendix 1)	Phase	Product Specification
1	BT1	<p>Schwegler 1FF Summer/Nursery Box</p>  <p>Image: www.nhbs.com</p>	Common pipistrelle, soprano pipistrelle & noctule	BT1- on T10, 4-6m high, SE facing	1	<p>Spacious enough for bats to use as a summer roost or nursery site.</p> <p>Open at the bottom, so droppings fall out, no cleaning required.</p> <p>Lasts for 20 - 25 years, suitable for long-term mitigation projects.</p> <p>Provides a good rough surface for bats to cling on to and climb.</p> <p>The inner dimensions of the 1FF have a reducing width making it ideal for bat species which inhabit crevices e.g. pipistrelle, noctule bats.</p> <p>Can be sited in trees or on buildings and is best positioned at a height of between 4 to 6 metres.</p>
2	BT2 & BT3	<p>Schwegler 2F General Bat Box</p> 	Common pipistrelle & soprano pipistrelle	<p>BT2- on T39, 3-6m high, S facing</p> <p>BT3- on T18, 3-6m high, SE to SW facing</p>	2 1	<p>Provides a summer roost.</p> <p>Removable front panel and can be converted in to a bird nest box using a replacement 1B front panel if there is no evidence of bat activity after a couple of years.</p> <p>Manufactured from Woodcrete. The 2F is painted black to absorb warmth. It also provides a good rough surface for bats to cling on to and climb.</p> <p>Can be sited in trees or on buildings and is best positioned at a height of between 3 to 6 metres.</p>

No. of Features	Plan Reference	Feature	Target Species	Location (Appendix 1)	Phase	Product Specification
2 (groups of two)	BT4, BT5	<p>Image: www.nhbs.com</p> <p>Clay Vent Tiles (Example only) - group of 2</p>  <p>Image: www.buildingdesignindex.co.uk</p>	Common pipistrelle soprano pipistrelle &	<p>BT4- on SW roof pitch of Block B.</p> <p>BT5- on SE roof pitch of Block C, towards southern end of building.</p> <p>Both- To be included in upper half of roof pitch, providing bat access into a 25mm gap between roof tiles, bitumen felt and batons.</p>	<p>1</p> <p>1</p>	<p>Suitable clay ventilation tiles to be incorporated into the roof, in keeping with the style of the roof tiles.</p> <p>Positioned to provide bat access into the 25mm deep void created between the roof tiles, bitumen felt lining and the roof batons.</p>
1 (group of three)	BT6	<p>Habibat 014- group of 3</p>  <p>Image: www.habibat.co.uk</p>	Common pipistrelle soprano pipistrelle &	BT6- on S elevation of Block L, 5-7m above ground not above windows, doors or climbing plants, preferably near eaves or gable apex.	2	<p>Multi-chambered external leaf access box.</p> <p>Suitable to support low numbers of summer roosting bats on a day or transitory roosting basis.</p> <p>Box to be built into the fabric of the building so that the base of the plinth is in line with the brickwork below.</p> <p>A choice of façade designs can be chosen to match the building materials used.</p>

No. of Features	Plan Reference	Feature	Target Species	Location (Appendix 1)	Phase	Product Specification
6	BD1, BD2, BD3, BD4, BD5 & BD6	<p>Ecosurv Swift Brick</p>  <p>Image: www.ecosurv.co.uk</p>	Swift	<p>BD1, BD2 & BD3- to be installed on NW elevation of Block G, positioned at roof height or under eaves with an uninterrupted drop zone of 3-5m.</p> <p>BD4, BD5 & BD6-to be installed on Block F's NW elevation, at roof height or under eaves with uninterrupted drop zone of 3-5m.</p>	<p>1</p> <p>1</p>	Integrated bird box constructed of 7n lightweight concrete sections, slate and can be faced with brick, stone, masonry, render, timber and other cladding materials.

No. of Features	Plan Reference	Feature	Target Species	Location (Appendix 1)	Phase	Product Specification
4	BD7, BD8, BD9 & BD10	Ecosurv Sparrow Brick  Image: www.ecosurv.co.uk	House sparrow	BD7, BD8, DB9 & BD10- Close together (as colonial species) on 2 perpendicular elevations to W of site close to foraging habitat. Positioned under eaves.	2	Integrated bird box constructed of 7n lightweight concrete sections, slate and can be faced with brick, stone, masonry, render, timber and other cladding materials. Suitable to support colonies of house sparrow when aggregated together.
2	BD11 & BD12	Schwegler 2H Nestbox  Image: www.nhbs.com	Black redstart	BD11- sheltered spot 2m high on SW elevation of Block D. BD12- sheltered spot, 2m high on NW elevation of Block H facing vegetation.	1 1	Highly effective in attracting robins, as well as other small species such as black redstart, spotted flycatcher and wren. Designed to be installed on the walls of houses, barns, garden sheds or other buildings and should be hung so that the entrance is to one side (at an angle of 90° to the wall). The front panel can be easily removed for cleaning. By hanging on a wall, predators won't be able to reach the box. Alternatively hide the box in ivy, honeysuckle or other climbing plants. The box will last 20 - 25 years.

No. of Features	Plan Reference	Feature	Target Species	Location (Appendix 1)	Phase	Product Specification
3	BD13, BD14 & BD15	<p>Swegler 1N Deep Nestbox</p>  <p>Image: www.nhbs.com</p>	Redstarts, sparrows	<p>BD13- on T39, 2-4m above ground, facing NE.</p> <p>BD14- on T2 in NW corner of site, on E elevation at 2-4m above ground.</p> <p>BD15- on T1 in NW corner of site, on E elevation at 2-4m above ground.</p>	<p>2</p> <p>2</p> <p>2</p>	<p>The two nest box entrance holes, each measuring 30mm x 50mm, are suitable for redstarts and black redstarts, spotted flycatchers, pied wagtail, robins and wrens.</p> <p>With two entrances the interior is well lit and birds will readily use it.</p> <p>The wooden insert, which can be removed for inspection and cleaning purposes, gives protection against predators because nesting takes place at the far end of the box. It is particularly effective against cats, martens, magpies and jays and therefore makes an effective contribution to breeding success.</p>

Target species

- 3.1 The correct selection and placement of nesting boxes and roosting features is determined by the biological and ecological requirements of the target species for which they are designed. Target species were chosen based on the findings of previous surveys carried out at the site (The Ecology Consultancy, 2013) along with consideration of those species which are considered to be of Principal Importance to the Conservation of Biodiversity and are listed on Biodiversity Action Plans (BAPs) for London, at the regional level, and the London Borough of Camden, at the local level.

Birds

- 3.2 Bird species of Principal Importance to the Conservation of Biodiversity identified within the London and Camden BAPs for which the site could provide suitable habitat include house sparrow *Passer domesticus* and black redstart *Phoenicurus ochruros* and swift *Apus apus*. Key actions described in the Species Plans for these species include proposals to create new foraging habitats and nest sites across London.
- 3.3 Previous surveys carried out by The Ecology Consultancy on 7th June 2006 and 4th November 2011): identified presence of the following bird species blackbird *Turdus merula*, blue tit *Parus caeruleus*, crow *Corvus corone*, feral pigeon *Columba livia*, great spotted woodpecker *Dendrocopos major*, great tit *Parus major*, robin *Erithacus rubecula* and wren *Troglodytes troglodytes*. As these species are not identified within the local or regional BAPs, they are not considered target species for enhancement measures but are likely to benefit from provision of nest boxes on site.

The following are therefore considered target species for mitigation/ biodiversity enhancement measures at the proposed development:

- House sparrow
- Black redstart
- Swift

Bats

- 3.4 All bats are identified as Species of Principal Importance under the NERC Act and in conjunction with their listing on both the Greater London BAP and Camden BAP. Four species of bat were recorded foraging on site during the surveys at Kidderpore Avenue: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus*

pygmaeus, noctule *Nyctalus noctula* and serotine *Eptesicus serotinus*. Common pipistrelle was the commonest species during all surveys, with soprano pipistrelles also frequently present. Small numbers of common pipistrelle bats have also been confirmed as roosting in number 25 Kidderpore Avenue. The roosting features concerned will be retained within the proposed development.

The following are therefore considered target species for mitigation/ biodiversity enhancement measures at the proposed development:

- Common pipistrelle
- Soprano pipistrelle
- Noctule
- Serotine

Box/ feature design specifications

- 3.5 The correct design of nesting boxes and roosting features is determined primarily by the biological and ecological needs of the target species.

Birds

The proposed bird boxes include a combination of models suitable for colonial, semi-colonial and territorial species, providing bespoke nesting habitat for the three target species (black redstart, house sparrow and swift) as well as widespread species of garden bird.

Bats

The four types of feature have been chosen to provide a range of roosting habitat appropriate for the four target species, with focus on habitat provisions for pipistrelle bats, as this genus was the most frequently recorded during previous surveys of the site.

Product specifications listed in Table 1 serve as rationale for why each particular product was selected.

Location/ orientation of features

- 3.6 The following criteria were used to inform decisions on location and orientation of next boxes (The Ecology Consultancy, 2013):

Birds

- With the exception of orientating the box due south, the direction it faces makes little difference provided that it is sheltered from prevailing wind, rain

and strong sunlight. The sector from north-west through east to south-east is possibly the most favourable.

- Boxes should not be positioned on the wet side of a tree trunk where the rain water flows down heavily. It is usually possible to see where the rain water runs down the trunk from the growth of green algae.
- Small boxes should be angled forwards to give additional shelter to the entrance. Larger open boxes should be mounted tilted slightly upwards so that the nest rests naturally in the rearmost part of the box.
- For many common bird species the height of the box is not important and may range from 1m upwards, however, to avoid predation from domestic cats in an urban environment, the boxes should be placed 2-4m high.
- It is preferable to site nest boxes in locations that are accessible for maintenance, away from bird feeders, a discrete distance away from other nest boxes (unless targeting a colonial species) and so that they provide some protection from predators and vandalism.
- House sparrow boxes are usually erected on buildings in locations such as under eaves. Swift boxes are located in similar open locations on building facades, but require an uninterrupted drop of at least 3-5m below them.

Bats

- The chosen sites for positioning of bat boxes/ roosting features are located within or close to known high value commuting and foraging habitat (The Ecology Consultancy, 2012).
- The main foraging / commuting route was from the south-east of the site, progressing along the scattered semi-mature and mature broadleaved trees, scrub and introduced shrubs between buildings 17, 19-21, 23 and 25 Kidderpore Avenue (south side) and the Caroline Skeel Library (north side), and continuing northwards between buildings 19-21, 23 and 25 Kidderpore Avenue. This route was consistently used (over 13 survey visits) by (absolutely) high numbers of pipistrelle bats, including common and soprano pipistrelles, and a single serotine bat. This foraging/commuting route connects to Westfield Gardens, which is a protected area of Open Space as designated on the London Borough of Camden Proposals Map, 2010.
- The second foraging / commuting route was identified to the north of Kidderpore Avenue. This route was often used by (absolutely) high numbers

of pipistrelle bats, including common and soprano pipistrelle bats. This foraging/commuting route connects to King's College Hampstead Campus SINC (The Ecology Consultancy, 2013).

- Boxes should be sited in different directions to provide a range of temperature conditions, from South East to South West. Warm roost temperatures are important in summer to pregnant and lactating females and their young. In winter bats need constant cool temperatures for hibernation. Boxes should be located in a position that is sheltered from strong winds and exposed to the sun for part of the day.
- As with bird boxes the egress/egress must not be obscured by vegetation or other obstructions. Bats will cling to the surface immediately beneath the egress/ingress before accessing the box, so it is important that this area remains clear.
- As most species use higher positioned boxes (around 5m high), all bat roosting features should be installed at a minimum of 5m above ground level. This corresponds with canopy foraging height.
- Artificial lighting should not directly illuminate any of the bat boxes to be installed as part of the development.

Aesthetic and Values

3.7 Architectural plans were taken into account to ensure the proposed features are not detrimental to the aesthetics of the development and, if successful, the boxes/features will contribute to the development in a variety of ways.

3.8 A diverse and thriving bird population at the site will enhance the experience of living within the development and provide ecological services by reducing the numbers of insects within the vegetated area. Similarly, if the bat boxes are successfully colonised, the increased presence of these species will reduce the number of biting insects at the site of an evening and provide the residents an opportunity to observe rarely encountered species. Furthermore, presence of these species, within considerately designed landscaping with appropriate tree plantings, will contribute to the sense of place that is often lacking in the urban environment.

The National history Book Shop - www.nhbs.com – visited between 26/03/2014 and 03/04/2014

Ecosurv Habitat Boxes www.ecosurv.co.uk & www.habibat.co.uk – visited between 26/03/2014 and 03/04/2013.

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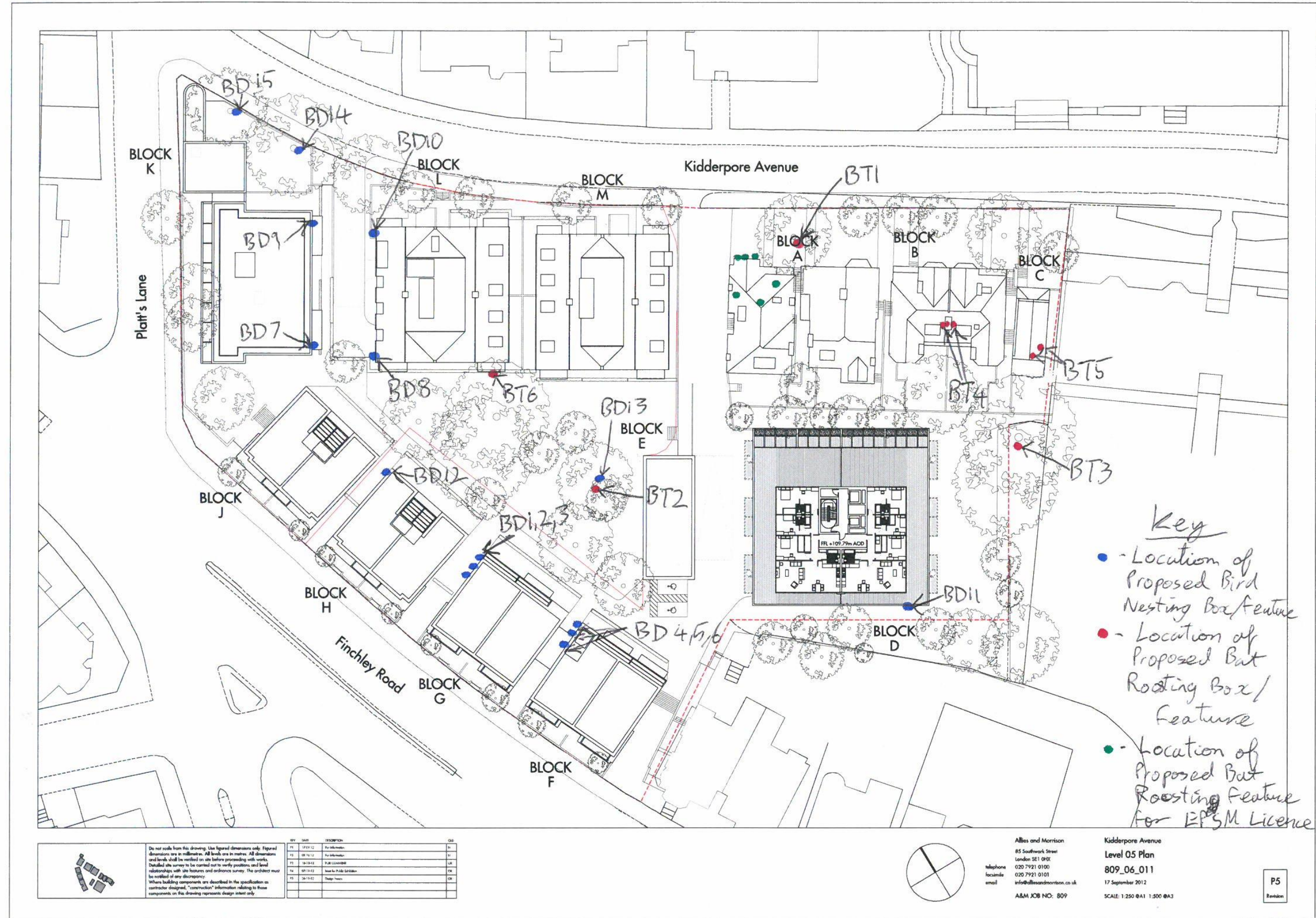
The Ecology Consultancy (2013) *Kidderpore Avenue Bat Licence Application. Method Statement 2 – Delivery Information. Report for Barratt Homes*. Company Reference 130893.

The Mayor of London's Office and the Biodiversity Partnership (2007) *London Biodiversity Action Plan*

The London Borough of Camden (2011) *Camden Biodiversity Action Plan*

Appendix 1: Proposed Locations of Bat and Bird Boxes

Figure 1: Plan of Proposed Bird and Bat Nesting/ Roosting Features



Appendix 2: Legislation

BATS

All species of bat are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species (e.g. all bats)
- Deliberate disturbance of bat species as:
 - a) to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young;
 - (ii) to hibernate or migrate
 - b) to affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place (strict liability)

Bats are also currently protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. This is subject to the defence: incidental result of an otherwise lawful operation. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance of an animal or obstruction of access to any place of shelter or protection,

The NERC Act 2006 states that ‘every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’, otherwise known as the Biodiversity Duty. Under Section 41 of the Act, the Secretary of State must publish a list of the living organisms and types of habitat which in the Secretary of State’s opinion are ‘Species of Principal Importance for the purpose of conserving Biodiversity’ (SPIBs). This list is based on priority species recognised by the UK Biodiversity Action Plan (BAP), and in addition to Annex II species listed under The Conservation of Habitats and Species Regulations 2010. The S41 SPIBs list replaces the list published under Section 74 of the Countryside and Rights of Way (CRoW) Act 2000 as those species of material consideration to the planning process.

How is the legislation pertaining to bats liable to affect development works?

A European Protected Species Mitigation (EPSM) licence issued by the relevant competent authority (e.g. Natural England) will be required for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficacy to be monitored.

The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost.

BIRDS

With certain exceptions, all birds, their nests and eggs are protected under Sections 1-8 of the Wildlife and Countryside Act 1981 (as amended). Among other things, this makes it an offence to:

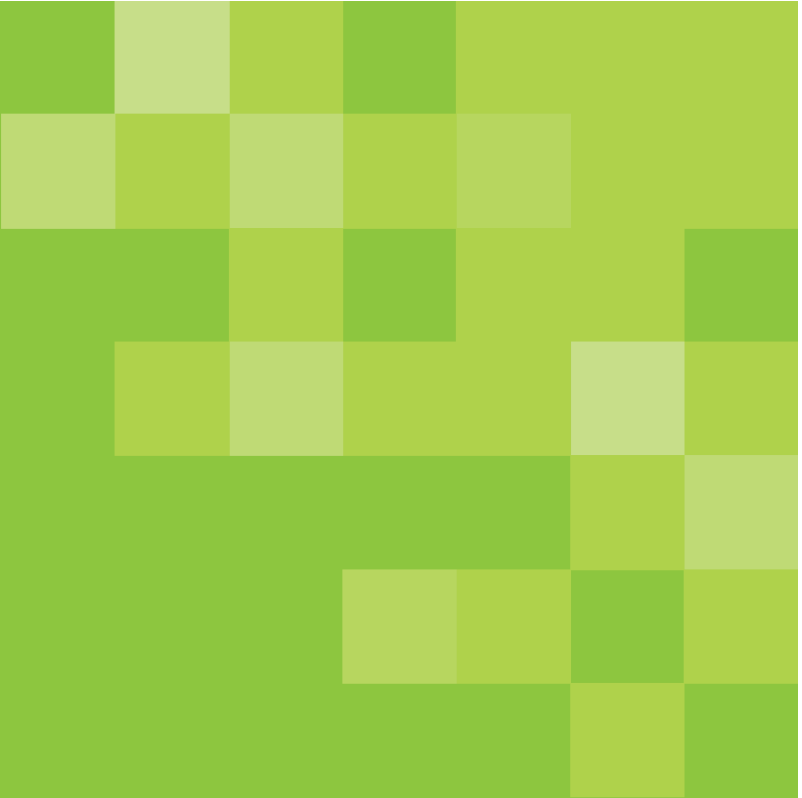
- Intentionally kill, injure or take any wild bird
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built
- Intentionally take or destroy an egg of any wild bird

Certain species of bird, for example the barn owl, black redstart, hobby, bittern and kingfisher receive additional special protection under Schedule 1 of the Act and Annex 1 of the European Community Directive on the Conservation of Wild Birds (2009/147/EC). This affords them protection against:

- Intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young
- Intentional or reckless disturbance of dependent young of such a bird

To avoid contravention of the Wildlife and Countryside Act 1981 (as amended), works should be planned to avoid the possibility of killing or injuring any wild bird, or damaging or destroying their nests. The most effective way to reduce the likelihood of nest destruction in particular is to undertake work outside the main bird nesting season which typically runs from March to August. Where this is not feasible, it will be necessary to have any areas of suitable habitat thoroughly checked for nests prior to vegetation clearance.

Those species of bird listed on Schedule 1 are additionally protected against disturbance during the nesting season. Thus, it will be necessary to ensure that no potentially disturbing works are undertaken in the vicinity of the nest. The most effective way to avoid disturbance is to postpone works until the young have fledged. If this is not feasible, it may be possible to maintain an appropriate buffer zone or standoff around the nest.



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