

Project address:

Tybalds Estate
New North Street
London
WC1N

Application Ref: 2013/1014/P**SUBMISSION OF DETAILS**

Condition 21 (habitat boxes)

22nd October 2015

Dear Mr Thuaire

Introduction

The planning application for the Tybalds Estate received planning consent in May 2013. The project is now in detailed design stage, and proposals have been developed for biodiversity habitat measures as required by Condition 21.

Condition 21 (wording from planning consent)

“Details of bird and bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The details shall include the exact location, specification and design. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development contributes towards creation of habitats and valuable areas for biodiversity in accordance with policy CS15 of the London Borough of Camden Local Development Framework Development Policies.”

Specification

Enclosed with this application are drawings indicating locations proposed for the following nesting boxes which comply with the requirements set out by our Ecological report by ASG (also enclosed) with recommendations on pages 11-12 regarding the following:

- **6no. Swift Boxes**
- **4no. Sparrow Boxes**

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- **3no. Bat Boxes**
- **6no. Insect Houses**

Schwegler products or similar were recommended in the Ecological report prepared by ASG Ecology (see **Tybalds Ecological Report** enclosed with this submission), and we have selected products from the Ecosurv range (<http://www.ecosurv.co.uk/>) to be mounted flush within brick cavity walls including the 'Habitat' bat boxes, swift nest box and sparrow nest box to ensure these can be integrated successfully with the façade design.

Proposals

Refer to drawings:

Bat and bird box locations

- Tybalds habitat boxes plan markup 150928
- Windmill elevation markup 150928
- Blemundsbury elevation markup 150928
- Devonshire elevation markup 150928
- Falcon elevation markup 150928

Insect box locations

- LL434-300-0016 Detailed Arrangement - Biodiversity Measures North
- LL434-300-0017 Detailed Arrangement - Biodiversity Measures South

6no. Swift Boxes

Locations:

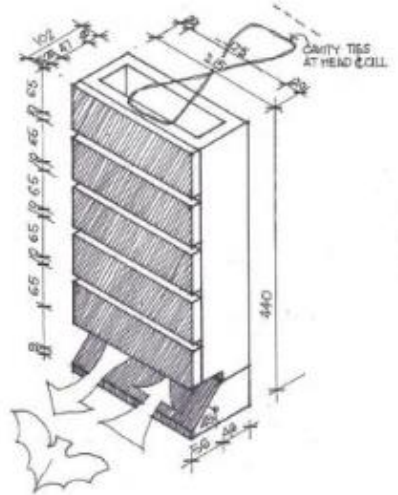
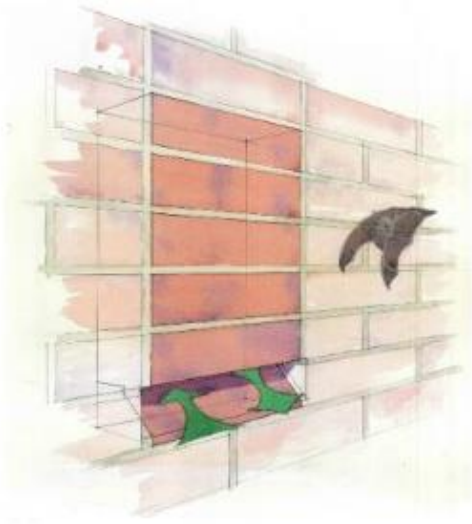
3 no. Falcon north-west elevation

3 no. Devonshire new build north-west elevation

Specification: Ecosurv Swift box flush mounted within cavity wall. See drawings below.

- 1 no. Falcon north-west elevation
- 1 no. Windmill south-west elevation
- 1 no. Blemundsby south-west elevation

Specification: Ecosurv Swift box flush mounted within cavity wall. See drawings below.



6no. Insect Houses

Locations:

- 3no. On 2 x trees located on drawings LL434-300-0016 Detailed Arrangement - Biodiversity Measures North, LL434-300-0017 Detailed Arrangement - Biodiversity Measures South.
- Height 0-2m tree-mounted.

Specification: NHBS insect tower <https://www.nhbs.com/title/200553>



I hope that this information meets your requirements. If you have any queries or require further information do not hesitate to contact me.

Yours sincerely

Adrian Miles

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