

Derek Butler  
Oakdean Construction Ltd  
Unit 3  
The Oaks  
Revenge Road  
Lordswood Chatham  
Kent  
ME5 8LF

29<sup>th</sup> February 2016

RT-MME-121752-03

Dear Derek,

## **Bird and Bat Box Strategy – 143 Adelaide Road, London**

Middlemarch Environmental Ltd was commissioned by Oakdean Construction Ltd to produce a Bird and Bat Box Strategy for a proposed residential development comprising 5 x 4 bedroom houses with basement car parking and associated landscaping. This strategy is required to discharge Condition 10 of Planning Application 2012/3923/P, which states:

***“Bird and Bat Boxes.** Prior to commencement, a plan showing details of bird and bat box locations and types and indication of species to be accommodated 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 development and thereafter retained.*

*Reason: To secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.”*

The installation of bird and bat boxes, amongst other measures at the site, will aid in mitigating the effects of the proposed development.

The development site is a rectangular parcel of land approximately 0.06 ha in size which is located at the junction of Adelaide Road and Elsworth Rise in the Primrose Hill district of London at Ordnance Survey Grid Reference TQ 2735 8427. The northern and eastern boundaries of the site are delineated by retaining and boundary walls beyond which are Adelaide Road and Elsworth Rise respectively. To the west, the site abuts neighbouring residential properties whilst to the south the site is bound by a row of terraced housing with an access road beyond linking to Elsworth Rise. The site is dominated by a former public house building and associated hardstanding. An unmanaged garden is present to the south of the building comprising amenity grassland, scattered scrub and introduced shrub.

The purpose of this report is to identify suitable locations for bird nesting boxes and bat roosting boxes, and incorporate their installation into the design of the new development, thus fulfilling requirements for bird and bat boxes under Condition 10 of the Planning Conditions. Drawing Number C121752-03-01 illustrates the proposed locations of the bird and bat boxes; the exact locations are to be determined by an ecologist when the boxes are erected.

Middlemarch Environmental Ltd,  
Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ  
t: (01676) 525880 f: (01676) 521400 e: admin@middlemarch-environmental.com  
[www.middlemarch-environmental.com](http://www.middlemarch-environmental.com)

Registered in England No. 2593908 at Brandon Lane, Coventry CV3 3GW VAT No. 670 3187 40

Creative Ecological Solutions



INVESTOR IN PEOPLE



## Birds

It is proposed that the following boxes be installed:

- 2 no. Schwegler 1SP Sparrow Terraces: This box type has been designed to help redress the balance of falling house sparrow *Passer domesticus* numbers. Sparrows are social birds and like to nest in company. This terrace model provides ideal nesting opportunities for three families. It can be mounted on the surface of the wall or installed into the wall. House sparrows are a Species of Principal Importance for nature conservation in England and are listed as a priority species of the London Local BAP.

The sparrow terraces should be positioned on the northern elevation (House A) and southern elevation (House E) of the building. The boxes should be installed at a minimum height of 3 m to prevent disturbance, with entrances angled away from the prevailing wind (i.e. they should face north-east or south-east). The boxes should not be positioned under windows or doors. The best time to put up bird boxes is in late winter and early spring, giving the birds plenty of time to get used to them before nesting begins.

## Bats

It is proposed that the following boxes be installed:

- 4 no. Habitat Bat Boxes: This box type provides an internal roost space for bats and is suitable for most species of bat commonly found in the UK. All bat species found in the area are included on the London BAP.

It is proposed that bat boxes be installed within the areas of brickwork, at the highest point of the building, on the southern and western elevations, to provide a variety of climatic conditions (i.e. sun and shade at different times of the day). The southern and western elevations are expected to be subject less disturbance than the northern and eastern elevations which abut roads with subsequent street lighting. The bat boxes should be installed prior to the end of works or start of the 2016 bat activity season, whichever is earlier.

The bird and bat boxes that have been recommended are breathable and have stable temperatures due to their insulating properties. Boxes should be regularly checked, and any damaged or broken boxes should be repaired or replaced.

I trust this report meets your requirements but if you have any queries please do not hesitate to contact me. I would like to take this opportunity to thank you for involving Middlemarch Environmental Ltd in this project.

Yours sincerely,

**For and On Behalf of Middlemarch Environmental Ltd**

*S. A. Boulstridge*

Sarah Boulstridge BSc (Hons)  
**Ecological Consultant**

Checked by



Tom Docker MSc MCIEEM  
**Ecological Project Manager and  
Licensed Bat Worker**

Approved by



Dr Philip Fermor CEnv MCIEEM  
**Managing Director**

Enc Middlemarch Environmental Ltd Drawing Number C121752-03-01



**Legend**

- Habitat box (4x)
- Schwegler 1SP Sparrow Terrace (2x)
- Site boundary
- Proposed development

Project		143 Adelaide Road, London	
Drawing		Bird and Bat Box Strategy	
Client		Oakdean Construction Ltd	
Drawing Number	C121752-03-01	Revision	00
Scale @ A4	1:400	Date	February 2016
Approved By	SB	Drawn By	RP

**MIDDLEMARCH ENVIRONMENTAL**

Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ  
 T:01676 525880 F:01676 521400  
 E:admin@middlemarch-environmental.com

This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution of civil proceedings.  
 Licence Number: 100049519  
 Drawing based on proposed plan "100P\_Location Plan and Site Plan.dwg" supplied by the client

C121752-03-01

