
Garages to the south of 27a West End Lane
West Hampstead, London, NW6 4QJ

Bird and Bat Box Specification
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Condition 9: Bird and Bat Boxes

Introduction

The following details are being submitted pursuant to Condition 9 of the planning permission for the Garages to the south of 27a West End Lane NW6 4QJ (ref: 2016/5031/P).

Condition 9 states:

“Prior to the construction 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.”

Description of development:

“Demolition of the existing garages and the erection of two to three storey terrace of 3x3bed townhouses (Class C3) and associated landscaping.”

Aims & Objectives

The purpose of this report is the detail the location, specification and indication of species for the bird and boxes for the development at Garages South of 27a West End Lane, NW6 4QJ. These features will positively contribute to enhancing the the ecological and wildlife value of the site, meeting the objectives of the planning conditions and complementing the local and regional Biodiversity Actions Plans (BAPs).

Consideration has been given to the way in which the proposed development at Garages to the south of 27a West End Lane connects with the wider green and blue infrastructure within the surrounding areas. This is not only the formal areas where conservation is the main function, but also the within the network of amenity or open space provision, rivers, canals, ponds, gardens and other green spaces.

The locations and types of bird and bat boxes at the development will therefore draw upon the existing green infrastructure in the local area, including the proposed private gardens and living roof at the site itself, the objective being to create high quality habitat.

Best practice guidance on biodiversity and the built form¹ will be followed with regards to locations and specifications for the bird and bat boxes.



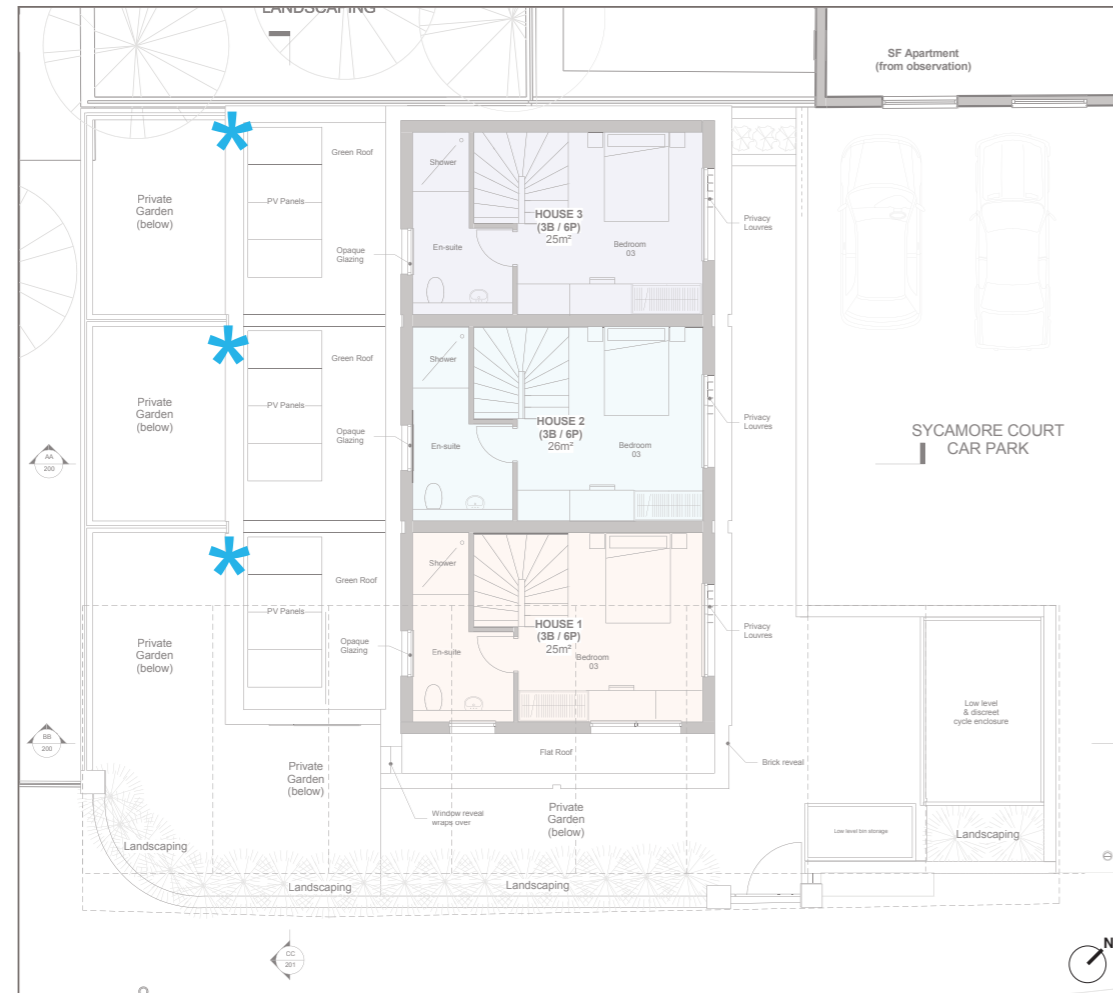
Proposed Elevation facing West End Lane



Proposed Elevation facing Sycamore Court Car Park

Detail Design: Bat Boxes

Bird and Bat Box Location Diagram



Key

 SCHWEGLER 1FE BAT BOX

Bird and Bat Box House Types



Bat House Specification

Manufacturer / Product: Schwegler 1FE Bat Access Panel

Three bat boxes will be included at the site. The inclusion of a biodiverse roof area and proximity to the landscaped area to the north of the site will provide bat foraging habitat and encourage bats to site.

Height & Access

The boxes will be installed at a suitable height to aid inspection by Bat workers but sufficiently high to discourage interference. Access to the bat boxes will not be lit and be close to as possible to the green landscaping of Sycamore Court.

Positioning & Location

The bat boxes will be mounted South/West to provide maximum solar heating. A small entry slit (~20mm) will be included at the bottom of the bat box, with a roughened landing strip to aid entry.

Species

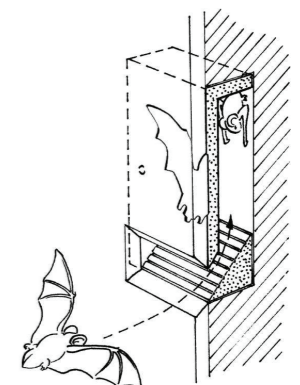
The boxes contain a narrow crevice-like internal space attractive to common species such as Pipistrelle Pipistrellus sp. and Noctule Nyctalus noctula bats which are London and Camden Priority species.

Material

Schwegler boxes are made from 'woodcrete' and have the highest occupation rates of all types of box. The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing respiration and temperature stability. The boxes are rot and predator proof and extremely long lasting.

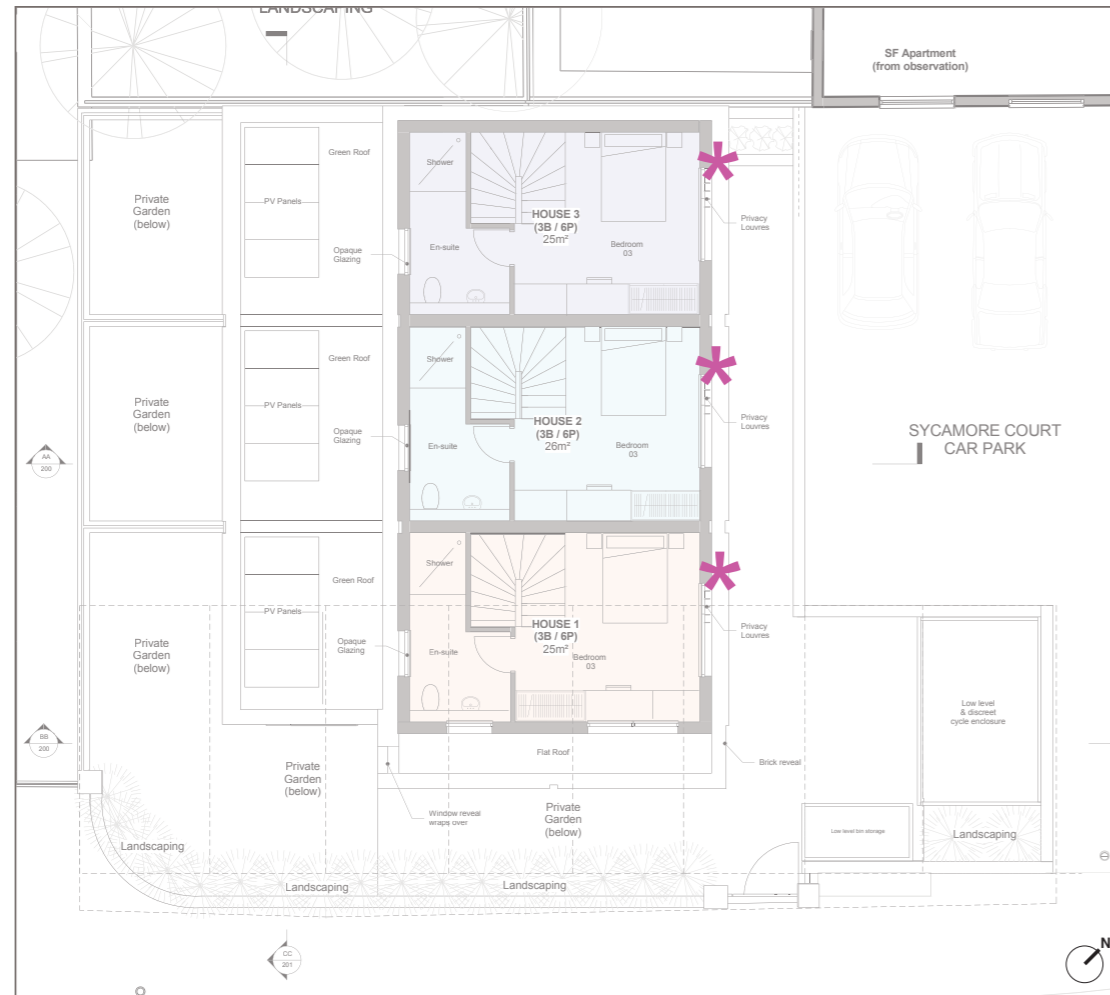
Temperature

To help maintain the ideal temperatures within the roosts (summer 30-40C, winter 0-5C) the Bat Boxes will be located on the South West Facing aspect close to the shelter and foraging zone of the Sycamore Court landscaping.




Detail Design: Bird Boxes


Bird and Bat Box Location Diagram



Key

 SCHWEGLER SPARROW TERRACE

Bird and Bat Box House Types



Sparrow Terrace Specification

Manufacturer / Product: Schwegler House Sparrow Box

Species
The House Sparrow is both a UK and a London BAP species, and is now red listed⁶ as being a species of conservation high conservation concern. It is therefore proposed that three house sparrow nest boxes will be provided at the site.

Colonies & Spacing
House Sparrows nest in loose colonies of 10 to 20 pairs and therefore it is important to have multiple nest sites in one area. Whilst in theory these can be as little as 150mm apart, spacing them at least 1 metre apart can reduce aggression males vying to mate with females.

Material
House Sparrows are gregarious and prefer to nest close to each other, so this woodcrete box provides room for three families under one roof. Made from long-lasting, breathable woodcrete which is extremely durable.

Positioning & Location
The nest boxes will be kept out of reach of humans or animals and close the bio-diverse roof. The boxes will be kept clear of direct sunlight and as close possible to the existing landscaping of Sycamore Court.

Thermal Properties
Schwegler bird boxes have the highest rates of occupation of all types of box. They are designed to mimic neutral nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting.

References

1. Gunnell, K., Murphy, B. & Williams, C. (2013) Designing for Biodiversity: A technical guide for new and existing buildings, 2nd Edition, RIBA and Bat Conservation trust
2. Greater London Authority, (2011), The London Plan: Spatial Development Strategy for Greater London, GLA
3. Greater London Authority (2013), Sustainable design and construction: supplementary planning guidance, GLA
4. London Biodiversity Action Plan <http://www.lbp.org.uk/londonhabsp.html#redstarts>
5. Shaw, L.M., Chamberlain, D., Conway, G. & Toms, M. (2011). Spatial distribution and habitat preferences of the House Sparrow *Passer domesticus* in urbanised landscapes. BTO Research Report 599, British Trust for Ornithology, Thetford.
6. IUCN, (2001); www.iucn.org

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