

**KXC-S2-001-A-16039-XX-720-01**

S2 Ecological Enhancements  
Building S2, Kings Cross Central, London.

Approval of Details Application [relating to Planning Condition 3 - Bird & Bat boxes]

<b>Issue</b>	<b>Prepared by</b>	<b>Date</b>	<b>Comment</b>
01	RJ	03.03.17	Issued to Camden Planning – AOD application



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## 1.00 PLANNING SUBMISSION

### PLANNING SUMMARY:

#### Planning Application Reference No.: 2015/7094/P

As Camden Planning letter / Decision Notice dated 29.02.2016, Approval of Reserved Matters Granted subject to planning conditions 1-4

#### Planning Condition 3 - Bird / Bat Boxes(copy below)

*'Prior to first occupation of the development, 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: In order 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'*

### SITE DETAILS:

Building S2  
Handyside St off York Way  
King's Cross  
London  
N1C 4UZ

### AOD APPLICATION/SUBMISSION:

This report has been prepared by Weedon Architects, based upon on the Hilson Moran proposed Ecological / habitat enhancements for Building S2, and locations as agreed by Hilson Moran/Mossessian Architects.

The proposed ecological enhancements include the provision of artificial habitats for various bird species(one sparrow terrace, two starling nest boxes and two open boxes) bats(one summer roost box) and invertebrates( two insect hibernation boxes at roof level). Although the Bird Boxes are targeted at specific species, they are suitable for a number of bird species identified in the vicinity of the site.

On behalf of the applicant(King's Cross Central General Partner Ltd), we submit this report to Camden Planning as part of an Approval of Details application for Planning Condition 3 (Bird/ Bat boxes) relating to the approved Planning Application(2015/7094/P).

## 2.00 BIRD BOX TYPE: SPARROW TERRACE

Manufacturer: **Schwegler (or similar approved by LA)**  
 Product Reference: **Schwegler 1SP Sparrow Terrace (Stone)**  
<http://www.nhbs.com/title/174850/1sp-schwegler-sparrow-terrace>

External Dimensions: 245(h) x 430(w) x 200(dp) mm

Weight: 15 Kg

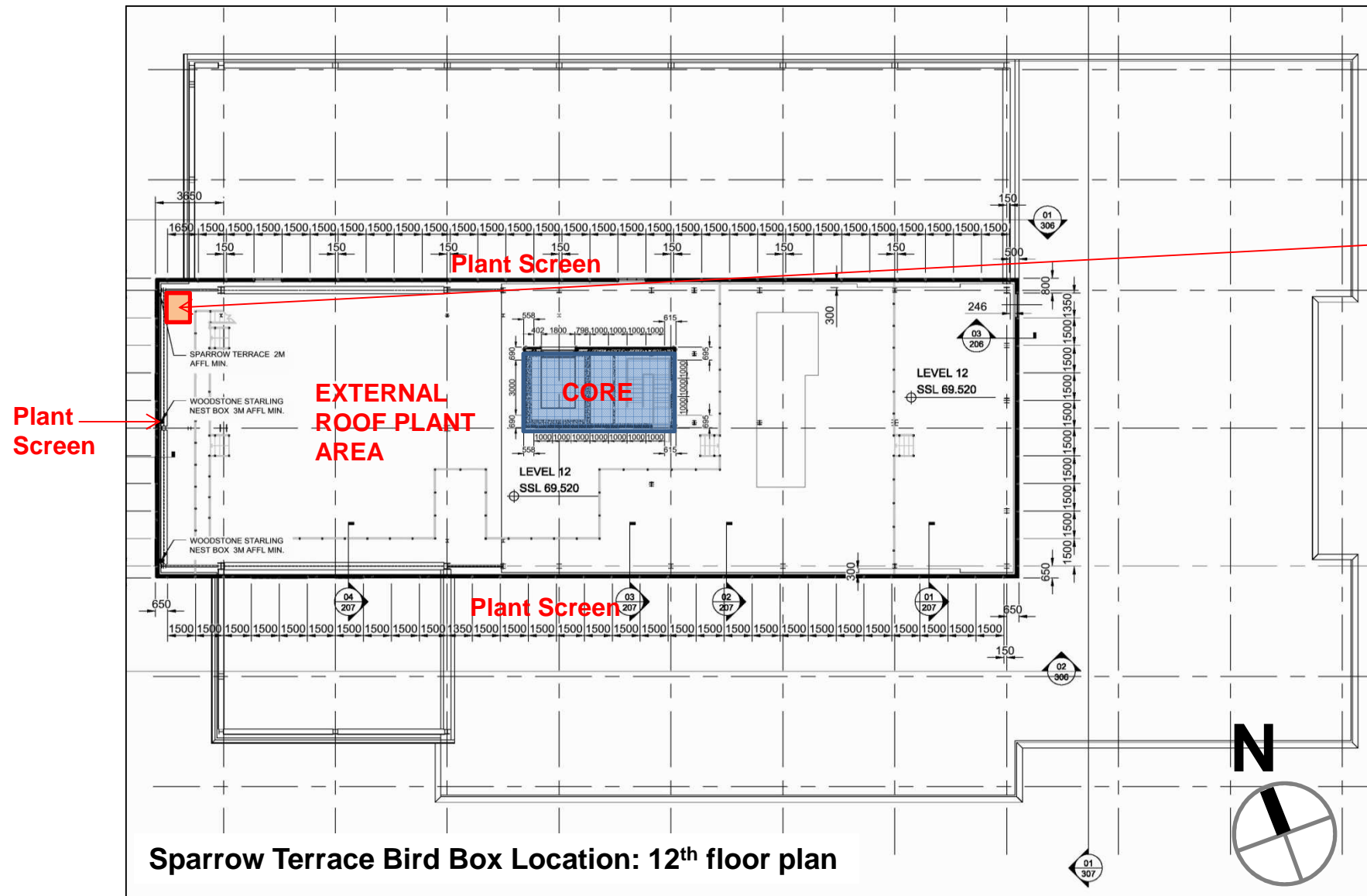
Location: 1 no at 12<sup>th</sup> floor level – refer to location plan below

General Notes:

- ideally this box should be placed at soffit level or with a minimum of 2m height from FFL, the box should be east facing to prevent overheating



Image of Schwegler 1SP Sparrow Terrace (Stone)



**Sparrow Terrace 01**  
 Height: min 2000mm AFFL  
 Location:



### 3.00 BIRD BOX TYPE: STARLING NEST BOXES

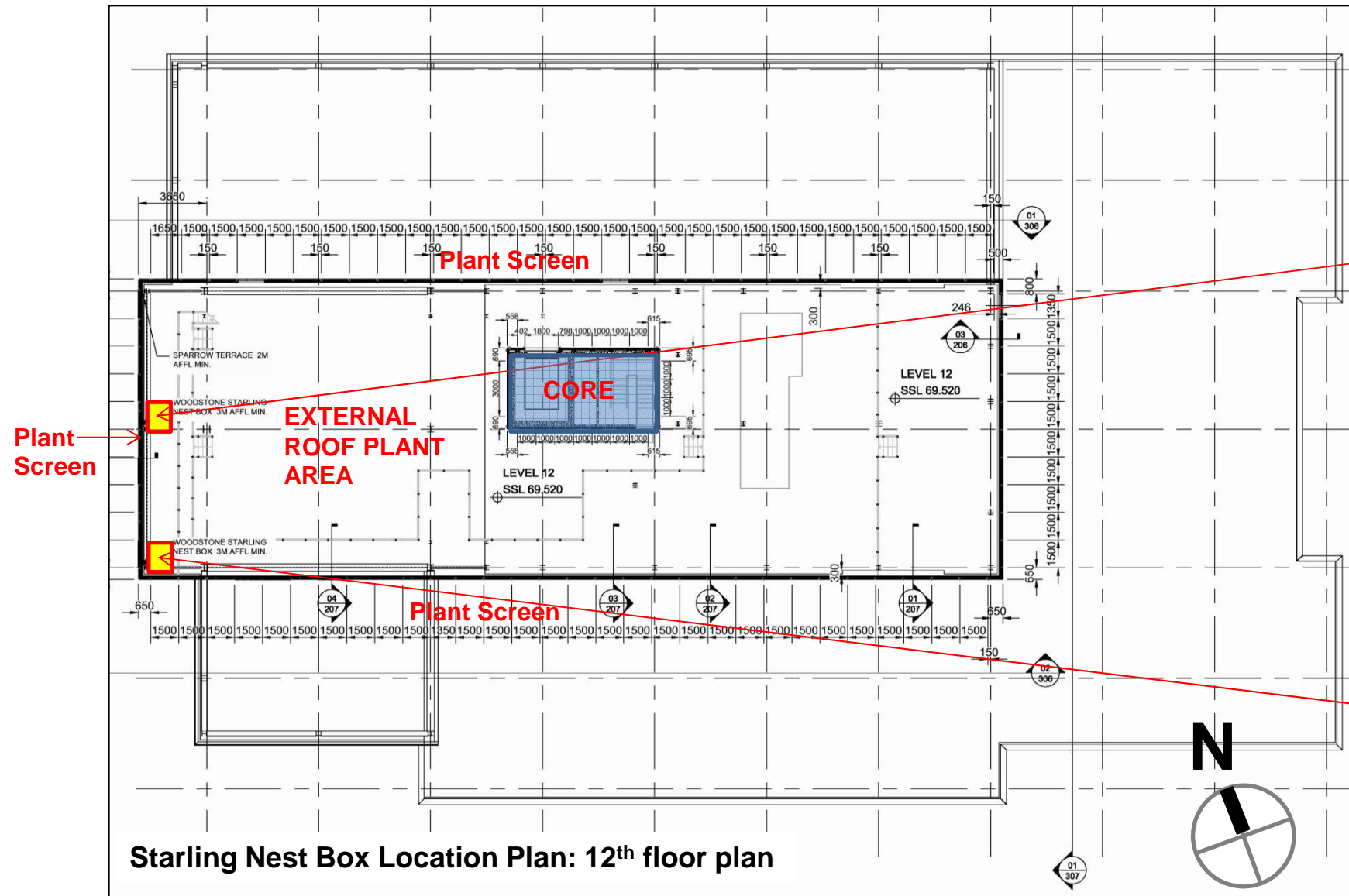
Manufacturer: Vivara (or similar approved by LA)  
 Product Reference: **Vivara Pro Woodstone Starling Nest Box**  
<http://www.nhbs.com/title/195291/vivara-pro-woodstone-starling-nest-box>

External Dimensions: 385(h) x 430(w) x 200(dp) mm  
 Weight: 15 Kg  
 Location: 2no located at 12<sup>th</sup> floor – refer to location plan below  
 General Notes:

- the box should be place at soffit level or ideally with a minimum of 3m height from FFL,
- the box should be east facing to prevent overheating



Image of Vivara Pro Woodstone Starling Nest Box



**Starling Nest Box 01**  
 Height: min 3000mm AFFL



**Starling Nest Box 02**  
 Height: min 3000mm AFFL

#### 4.00 BIRD BOX TYPE: SMALL OPEN NEST BOXES

Manufacturer: **Vivara Pro**(or similar approved by LA)  
 Product Reference: **Vivara Pro Woodstone Small Open Nest Box**  
<http://www.nhbs.com/title/194568/vivara-pro-woodstone-small-open-nest-box>

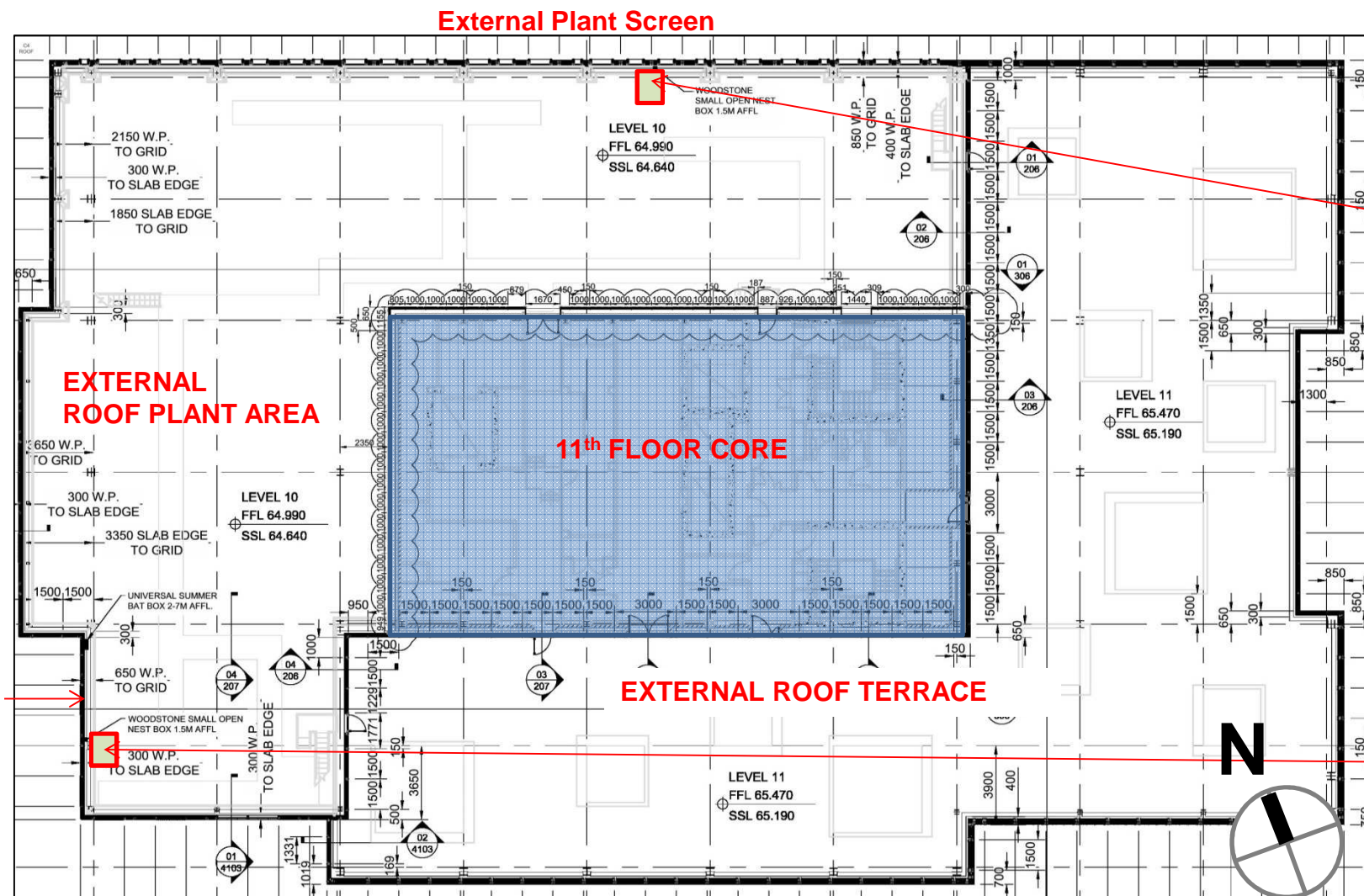
External Dimensions: 190(h) x 175(w) x 150(dp) mm  
 Weight: 2.9 Kg  
 Location: 2no located at 11<sup>th</sup> floor – refer to location plan below

**General Notes:**

- as these are for general species the requirements are lower, but east facing would be preferable with a minimum of 1.5m height from FFL.
- Bird species – these nest boxes not aimed particularly at any species, but will only be used certain ones that utilise open nest boxes (robins, blackbirds, black redstarts). It is important that these are located in relatively sheltered areas so as to avoid opening them up to predation.



Image of Vivara Pro Woodstone Small Open Nest Box



**Small Open Nest Box 01**  
 Height: min 1500mm AFFL

**Small Open Nest Box 02**  
 Height: min 1500mm AFFL

**Small Open Nest Box Locations: 11<sup>th</sup> floor plan**

## 5.00 BAT BOX: UNIVERSAL BAT SUMMER ROOST

Manufacturer: **Schwegler** (or similar approved by LA)  
 Product Reference: **Schwegler 2FTH universal Summer Bat Box**  
<http://www.nhbs.com/title/203558/2fth-schwegler-universal-bat-summer-roost>

External Dimensions: 700(h) x 500(w) x 195(dp) mm

Weight: 25.4 Kg

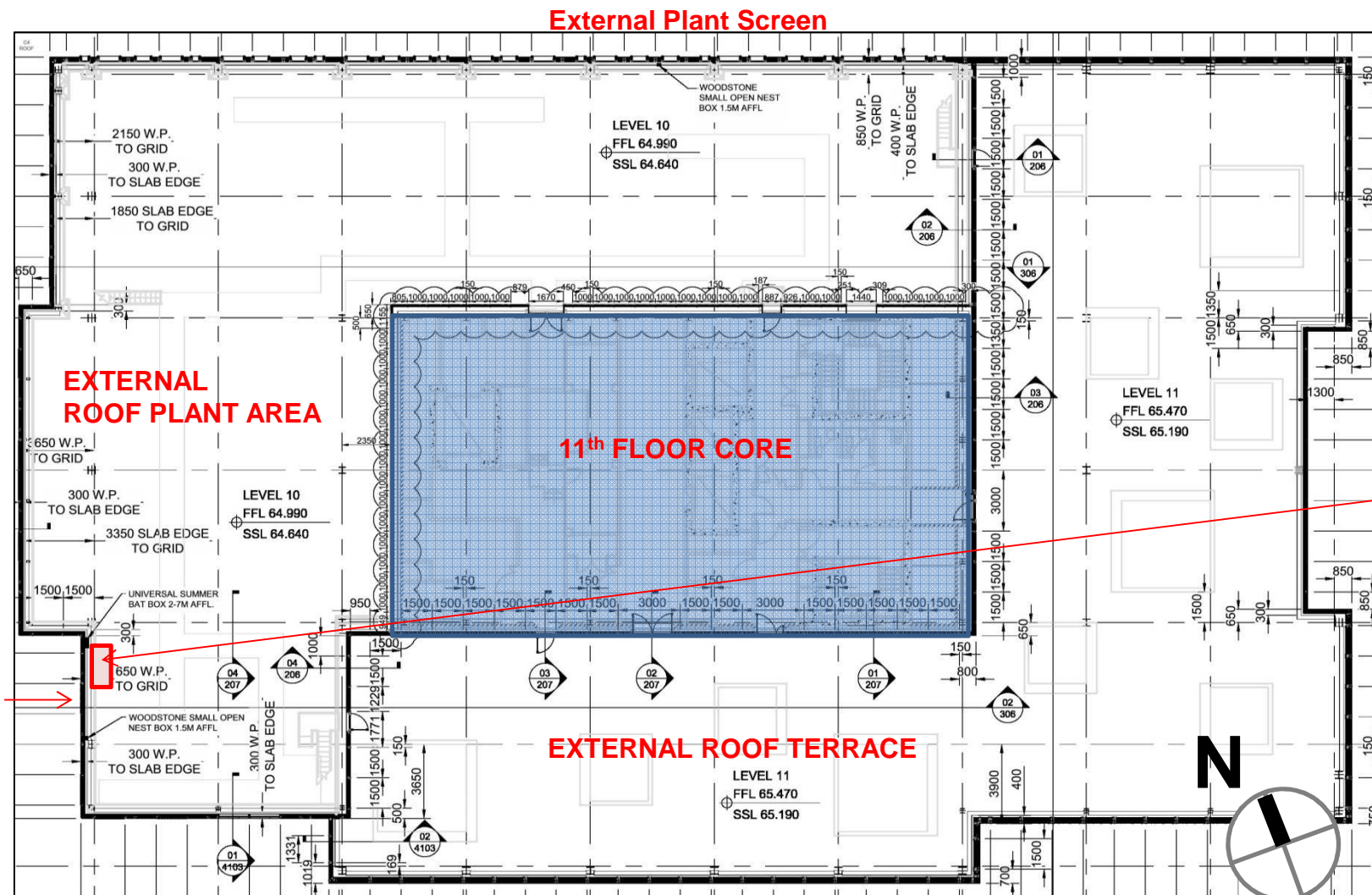
Location: 1no located at 11<sup>th</sup> floor – refer to location plan below

General Notes:

- the box should be fixed at a height of 2 – 7m and in a southerly or westerly direction



Image of Schwegler 2FTH Universal Summer Bat Roost



Universal Bat Summer Roost Location: 11<sup>th</sup> floor plan

Universal Bat Summer Roost 01  
 Height: 2m – 7m AFFL



## 6.00 INSECT HIBERNATION BOXES

Manufacturer: **Schwegler** (or similar approved by LA)  
 Product Reference: **Schwegler Insect Nesting Aid Wood -concrete**  
<http://www.nhbs.com/title/173135/schwegler-insect-nesting-aid-wood-concrete>

External Dimensions: 260(h) x 140(w) x 80(dp) mm  
 Weight: 1.7 Kg  
 Location: 2no located at roof level – refer to location plan below

### General Notes:

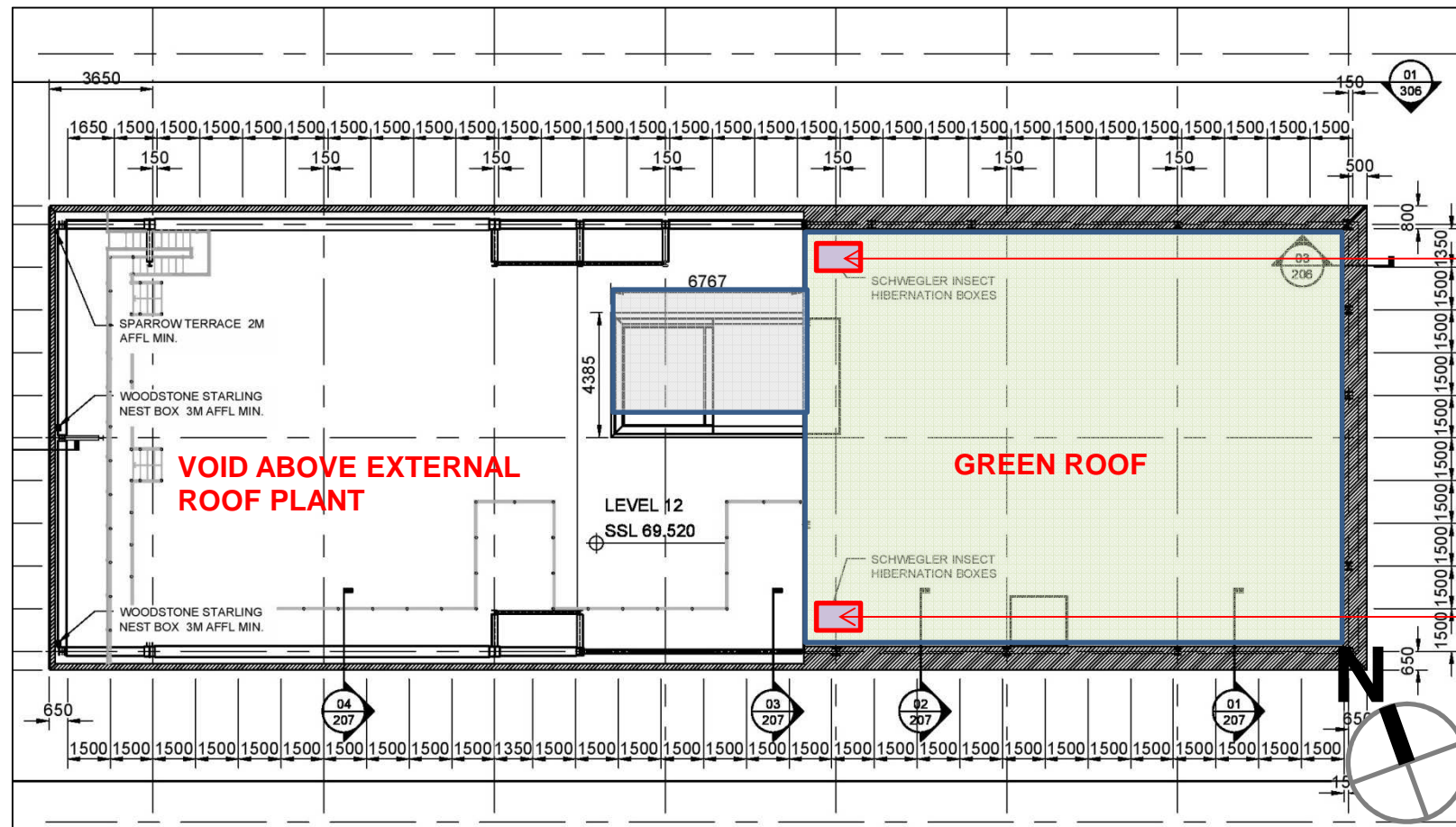
- these should be located in association with the green roof and should be affixed at roof level or suitable fixing to the parapet
- install nesting aids on landscape orientation (i.e.140mm high) to sit below the top of the adjacent parapet and comply with maximum planning height – refer to note below.

### Planning Height Note :

- ensure that the height to the top of the insect hibernation boxes are all below the maximum permitted planning height 75.000 AOD



Image of Schwegler Insect Nesting Aid Wood-concrete



**Insect Hibernation Box 01**  
 Height: fixed at roof level  
 \* Refer to adjacent general notes / planning height note

**Insect Hibernation Box 02**  
 Height: fixed at roof level  
 \* Refer to adjacent general notes / planning height note

**Insect Hibernation Box Locations: Roof plan**