

## Background

BASEecology was commissioned by CBRE:UK on behalf of Royal London Mutual Insurance Society in 2016 to undertake a Phase 1 Habitat Survey and BREEAM Assessment to support a mixed use commercial and residential planning application in Camden, Greater London. The application was subsequently granted by Camden Council on 21 December 2017 (017/0618/P) subject to Condition 32 which is detailed below:

*'Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works details of bird nesting features (boxes or bricks) shall be submitted to and approved in writing by the Local Planning Authority. Features should be integrated into the fabric of the building, unless otherwise agreed by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated, in line with the recommendations in the Preliminary Ecological Appraisal. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained'.*

The purpose of this letter is to provide a commentary for the location of invertebrate, bird and bat boxes to support the discharge of Condition 32.

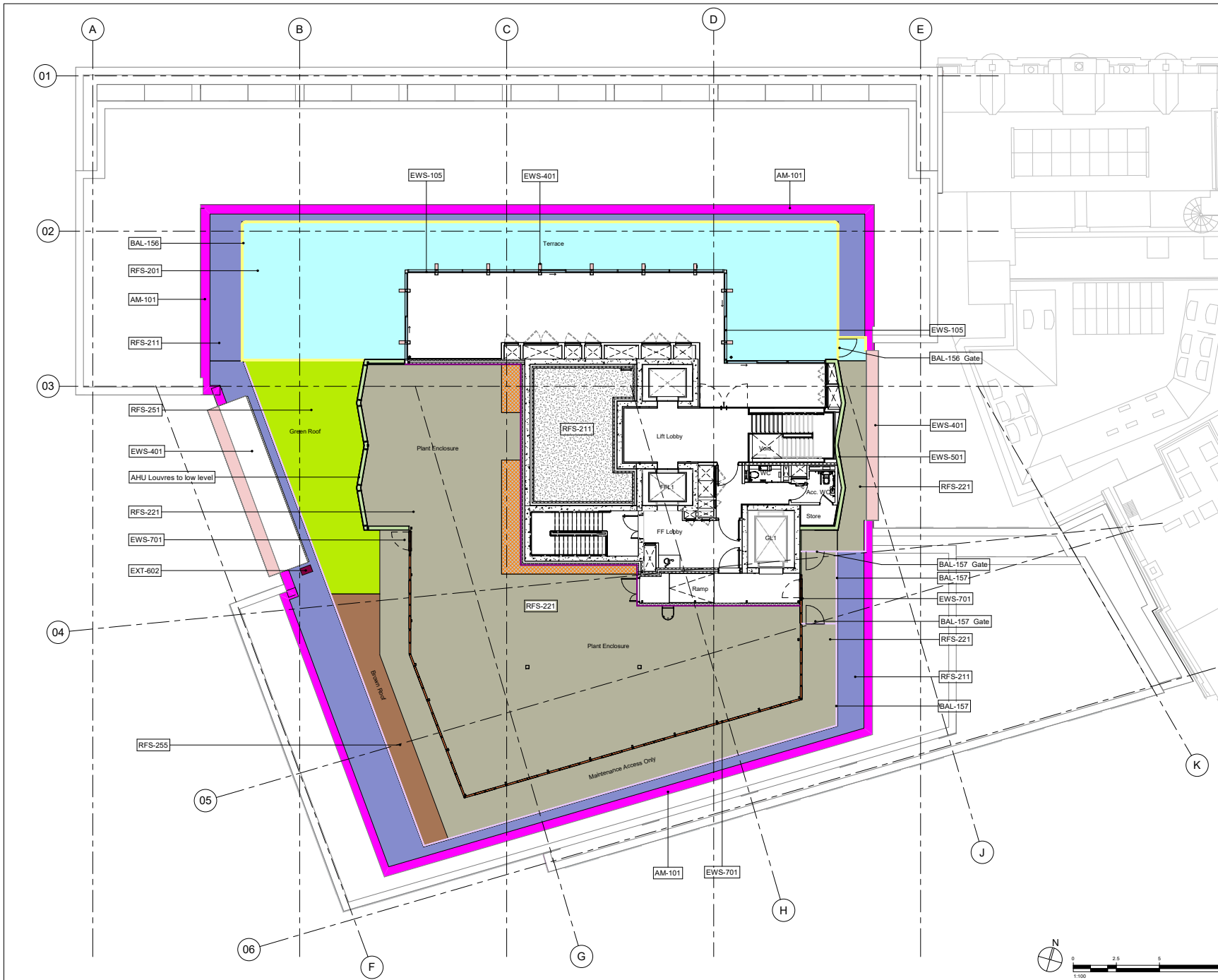
## Invertebrate / Bird Box Provision

As per the recommendations of the Phase 1 Habitat Survey and BREEAM Assessment report, one invertebrate box (Schwegler insect-Combi box), six bird boxes (2 x 16s swift box, 2 x Schwegler brick box Type 25 and 2 x Schwegler open fronted box 2HW) are to be installed at suitable locations around the exterior of the new development. Details of the target species along with the recommended siting and positioning of the boxes is provided below:

- **Schwegler insect-Combi box:** Designed for lacewings, earwigs, ladybirds, bees, masked hunters, robber flies, thrips, solitary wasps, and occasional butterflies. The box (shown on the attached plan A\_21\_100 as EXT-602) will be secured firmly to the south-eastern corner of the 10<sup>th</sup> floor beside the brown roof. This location is considered suitable providing further protection is provided along the edge to protect the box from the elements. No annual maintenance is required.
- **16s swift box:** Designed for swift *Apus apus* which is Amber listed on the Birds of Conservation Concern (BoCC) list and is also recorded as a local species of conservation concern. The boxes (shown on the attached plan A\_21\_301 as EXT-601) will be secured to the surface building envelope underneath the 9<sup>th</sup> floor eastern elevation. The proposed height and location of the boxes are considered suitable for use. Maintenance (if accessible) is easy although not essential.
- **Schwegler brick box Type 25:** Designed for swifts. For this project, the boxes (shown on the attached plan A\_21\_303 as EXT-601) will be secured to the surface building envelope underneath the eaves of the 5<sup>th</sup> floor of Medius House South Elevation. The proposed height and location of the boxes are considered suitable for use. The entrance hole insert should be sealed with silicon sealant to prevent it falling out. Maintenance (if accessible) is easy although not essential.
- **Schwegler open fronted box 2HW:** The box is primarily designed for black redstart *Phoenicurus ochruros* (the target species for this development) (Red listed, London BAP, local species of conservation concern), pied wagtail *Motacilla alba*, grey spotted flycatcher (Red listed, S41 and London BAP priority species), although may also be used occasionally by robin *Erithacus rubecula* and wren *Troglodytes troglodytes*. The boxes (shown on the attached plan A\_21\_301 as EXT-601) will be secured to the surface building envelope underneath the eaves of 10<sup>th</sup> floor eastern elevation. The proposed height of the boxes is considered suitable although it is recommended these are installed underneath overhanging structures, such as balconies and escape routes, to be of value to black redstart. The boxes should also be carefully positioned to provide sheltered from prevailing wind, rain and strong sunlight, and angled vertically or slightly downwards to prevent rain from entering the nest box. It is recommended debris is removed from the boxes at the end of each breeding season in order to increase the likelihood of occupation in the subsequent year.



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**Notes**  
Not all material notes appear on all sheets. Refer to tagged sheets on drawing appends for relevant details.

- EWS-401 Precast Concrete
- EWS-411 Brick Type 1
- EWS-411 Brick Type 2
- EWS-101 Retail Glazing and Framing
- EWS-105 Office glazing and framing
- EWS-105 Spandrel to match framing
- EWS-501 Metal Cladding
- EWS-711 Basement Plant Louvers
- EWS-715 Metal Louvers
- EWS-701 Louvered Panels and Framing
- EXT-101 Natural Stone Plinth
- BRK-101 Brickwork
- BRK-401 Glazed Brick Plinth
- BRK-402 Glazed Brick Plinth
- REN-201 Through Coloured Render
- ESS-101 Metal Soffit
- GL-101 Retail Glass
- GL-105 Office Glazing
- GL-115 Back painted glass
- GL-201 Metal Louvre Infill Panels
- BAL-157 External Metal Balustrade
- BAL-156 Decorative Metal Balustrade
- AM-101 Metal Capping
- AM-301 - Metal Platform (for PV cells)
- Photovoltaic Cells
- FX-912 Bespoke Metal Speed Gate
- EWS-110 Top Sliding Gate
- DRS-211 Louvered Door
- DRS-221 Cyclist Stair Entrance
- DRS-351 Automatic sliding entrance doors
- DRS-355 Sliding Terrace Door
- DRS-361 Retail Door
- DRS-365 Office Entrance Pass Door
- DRS-401 Office Entrance System
- DRS-501 Metal Gate
- RFS-201 IRS with concrete paving
- RFS-221 IRS with B&H concrete paving
- RFS-211 IRS with Stone Ballast
- RFS-251 IRS with Green Roof
- RFS-255 IRS with Brown Roof
- RFS-260 Flat Roof
- RFS-251 Typical Shaft Wall Partition
- RFS-255 Typical Shaft Wall Partition (GF)
- EXT-601 Bird Box
- EXT-602 Insect Box
- PT-126 Mineral Paint
- Feature Wall
- Retail Flags
- Riser Weatherproofing to M&E engineer's design and specification

TS1	FOR TENDER	31/01/2020	Apt
Rev	Reason for Issue	Date	Iss

Consultants

Structural Engineer: Davies Maguire  
MEP Engineer: CDM Partnership  
Project Manager: CBRE

**KEY LOCATION**

# Apt

235 St John Street London EC1V 4NG [www.aplondon.com](http://www.aplondon.com)

Client  
**Royal London Asset Management**

Project  
**Castlewood House**

Drawing Title  
**External Envelope**

Level 10 Plan

Scope

Scale	Drawn By	Issued By
1 : 100 @ A1	Apt	Apt

**Tender**

Project No.	Drawing No.	Revision
15023	A_21_110	T01

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**Notes**  
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**Legend**

- EWS-401 Precast Concrete
- EWS-411 Brick Type 1
- EWS-415 Brick Type 2
- EWS-101 Retail Glazing and Framing
- EWS-105 Office glazing and framing
- EWS-105 Spandrel to match glazing
- EWS-501 Metal Cladding
- EWS-711 Basement Plant Louvers
- EWS-715 Metal Louvers
- EWS-701 Louvered Panels and Framing
- EXT-101 Natural Stone Plinth
- BRK-101 Brickwork
- BRK-401 Glazed Brick Plinth
- BRK-402 Glazed Brick Plinth
- REN-201 Through Coloured Render
- ESS-101 Metal Soffit
- GL-101 Retail Glass
- GL-105 Office Glazing
- GL-115 Back painted glass
- GL-201 Metal Louvre Infill Panels
- BAL-157 External Metal Balustrade
- BAL-156 Decorative Metal Balustrade
- AM-101 Metal Capping
- AM-301 - Metal Platform (for PV cells)
- Photovoltaic Cells
- FX-912 Bespoke Metal Speed Gate
- EWS-110 Top Sliding Gate
- DRS-211 Louvered Door
- DRS-221 Cyclist Stair Entrance
- DRS-351 Automatic sliding entrance doors
- DRS-355 Sliding Terrace Door
- DRS-361 Retail Door
- DRS-365 Office Entrance Pass Door
- DRS-401 Office Entrance System
- DRS-501 Metal Gate
- RFS-201 IRS with concrete paving
- RFS-221 IRS with both concrete paving
- RFS-211 IRS with Stone Ballast
- RFS-251 IRS with Green Roof
- RFS-255 IRS with Brown Roof
- RFS-260 Flat Roof
- IWS-251 Typical Shaft Wall Partition
- IWS-255 Typical Shaft Wall Partition (GF)
- EXT-601 Bird Box
- EXT-602 Insect Box
- PT-126 Mineral Paint
- Feature Wall
- Retail Flags
- Riser Weatherproofing to M&E engineer's design and specification

Rev	FOR TENDER	Reason for Issue	Date	Iss
T01	FOR TENDER		31/01/2020	Apt

**CONSULTANTS**

Structural Engineer: Davies Maguire  
MEP Engineer: CDM Partnership  
Project Manager: CERE

**KEY LOCATION**

**235 St John Street London EC1V 4NG** [www.aplondon.com](http://www.aplondon.com)

**Client**  
Royal London Asset Management

**Project**  
Castlewood House

**Drawing Title**  
External Envelope  
East Elevation  
Scope

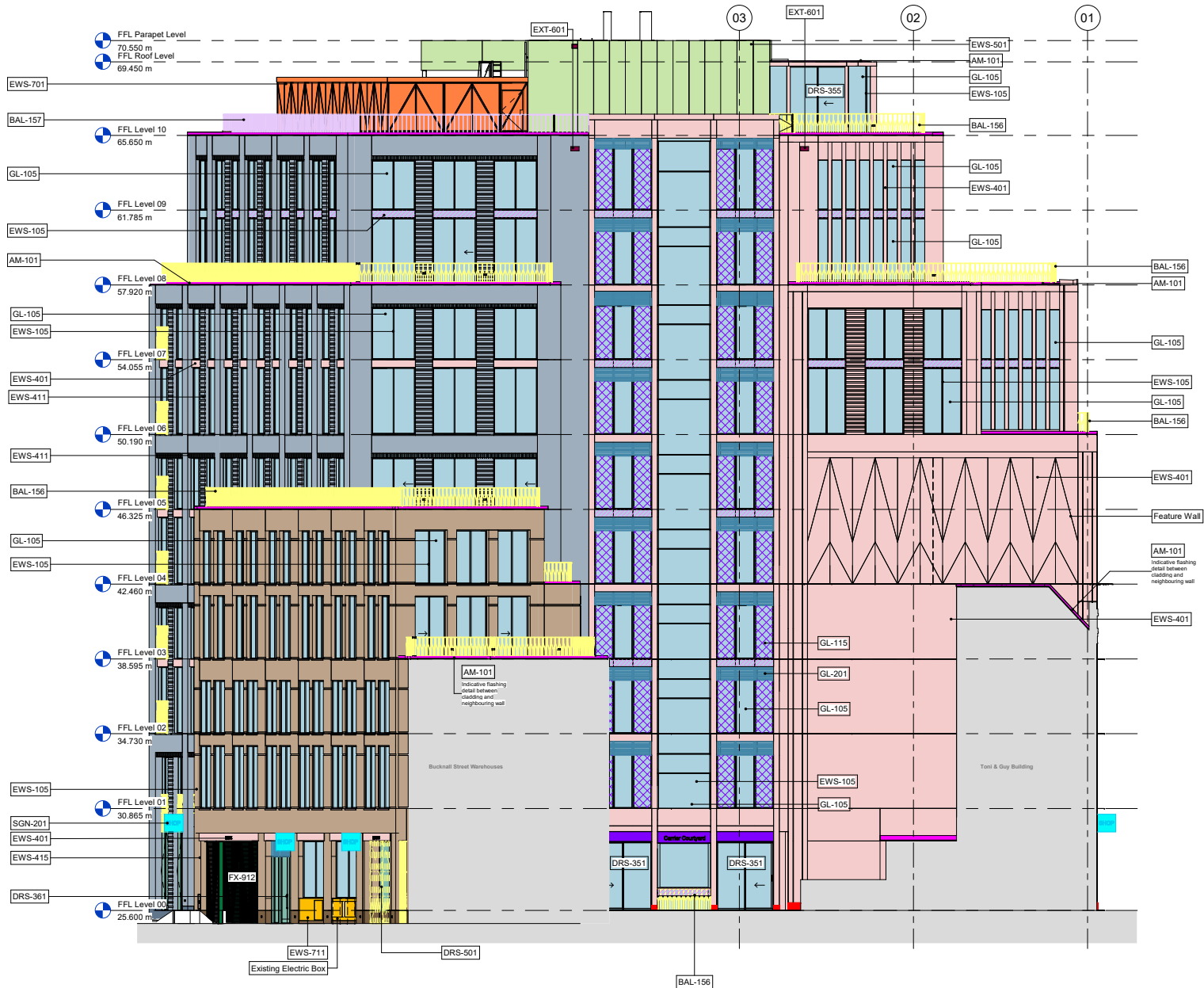
**Scale**  
1 : 100 @ A1

**Drawn By**  
Apt

**Issued By**  
Apt

**Tender**

Project No.	Drawing No.	Revision
15023	A_21_301	T01





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**Notes**  
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**Key**

- ALT-301 Retained facade to be cleaned and made good
- BRK-101 Red brick matching retained facade
- BRK-102 Buff brick
- BRK-103 Dark grey brick
- EWS-401 Zinc cladding and frame
- EWS-702 Aluminium cladding and frame
- EWS-120 Retail glazing and framing
- EWS-705 Backpainted glass and framing
- EWS-203 Residential glazing and aluminium framing
- EWS-203 Residential glazing and U-PVC framing
- EWS-201 Residential glazing and steel framing
- EWS-202 Residential glazing and steel framing
- EWS-701 Metal louvers
- EWS-801 Granite Plinth
- DRS-301 Residential metal door with double glazed panel
- DRS-215 Waste store door
- DRS-303 Metal frame glazed retail door
- DRS-202 External FR90 metal hinged door
- DRS-205 External metal hinged door
- DRS-802 External riser hinged door
- DRS-803 External riser hinged door
- BAL-105 External metal balustrade and handrail
- BAL-104 External division screen
- AM-101 Aluminium PPC coping
- CON-401 Precast concrete matching existing
- CON-401 Precast concrete air vent
- AM-305 MVRH outlet/inlet aluminium PPC finish grille
- BRK-105 MVRH outlet/inlet red air brick
- BRK-106 MVRH outlet/inlet buff air brick
- BRK-107 MVRH outlet/inlet grey air brick
- EXT-601 Brd brick box
- Facade maintenance anchor points

T01 FOR TENDER	11/01/2020	Apt
Rev	Reason for Issue	Date

Consultants  
Structural Engineer: Dawson Maguire  
MEP Engineer: GDM Partnership  
Project Manager: CBRE

**KEY - LOCATION**

# Apt

235 St John Street London EC1V 4NG [www.apr.bond](http://www.apr.bond)

Client  
**Royal London Asset Management**

Project  
**Castlewood & Medius House**

Drawing Title  
**External Envelope**  
**South Elevation**

Scale  
**1 : 100 @ A1**

Drawn By  
**Apt**

Issued By  
**Apt**

**Tender**

Project No.	Drawing No.	Revision
18013	A_21_303	T01