

KXC-S1-001-A-16080-XX-720

Issue: 01

S1 Ecological Enhancements

Building S1, Kings Cross Central, London.

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

Issue	Prepared by	Date	Comment
01	RJ	08.12.20	Issued to Camden Planning – AOD application

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1.00 PLANNING SUBMISSION

PLANNING SUMMARY:

Planning Application Reference No.: 2017/5204/P

As Camden Planning letter / Decision Notice dated 27.10.2017, 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 policies A3 of the London Borough of Camden Local Plan 2017.'

SITE DETAILS:

Building S1
Handyside Street 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 Environmental Sustainability Plan (ref 20905/C/RT01/01 rev 03 dated 25 August 2017) for Building S1.

The proposed ecological enhancements include the provision of nesting/overwintering aids for invertebrates and artificial habitats for bird species (house sparrow, swift and general opportunities for common birds) and artificial habitat for bats.

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(2017/5204/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>

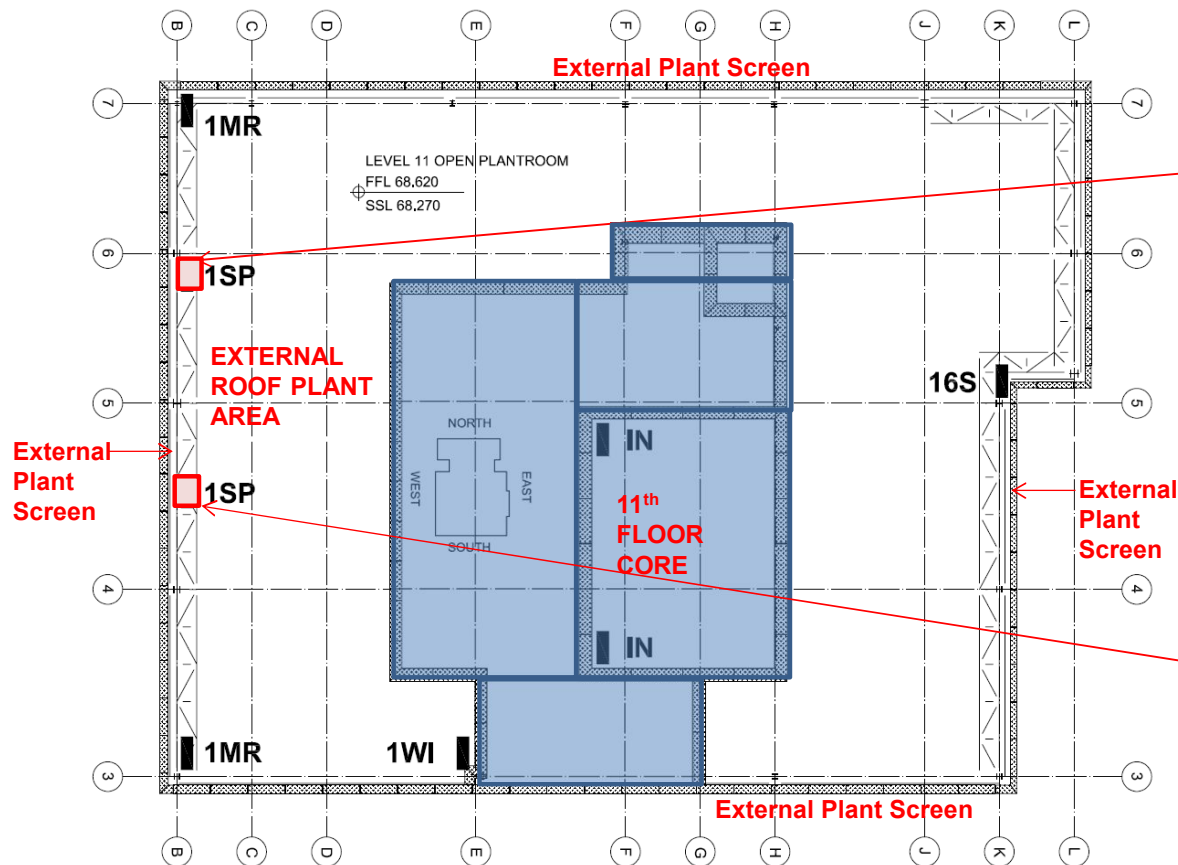
External Dimensions: 245(h) x 430(w) x 200(dp) mm
 Weight: 15 Kg
 Location: 11th floor / Roof level – refer to location plan below

General Notes:

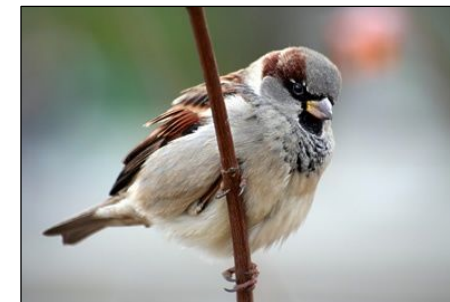
- The nest boxes should be installed at roof level, a minimum 2000mm height above FFL and out of direct sunlight (preferably east facing)



Image of Schwegler 1SP Sparrow Terrace (Stone)



Sparrow Terrace 01
Height: min 2000mm AFFL



Sparrow Terrace 02
Height: min 2000mm AFFL

Sparrow Terrace Bird Box Location: 11th floor / Roof plan

3.00 BIRD BOX TYPE: SWIFT NEST BOX

Manufacturer: **Schwegler (or similar approved by LA)**
 Product Reference: **16S Schwegler Swift Box(with Starling Barrier)**
<https://www.nhbs.com/16s-schwegler-swift-box-with-starling-barrier>

External Dimensions: 240(h) x 430(w) x 220(dp) mm
 Weight: 12 Kg

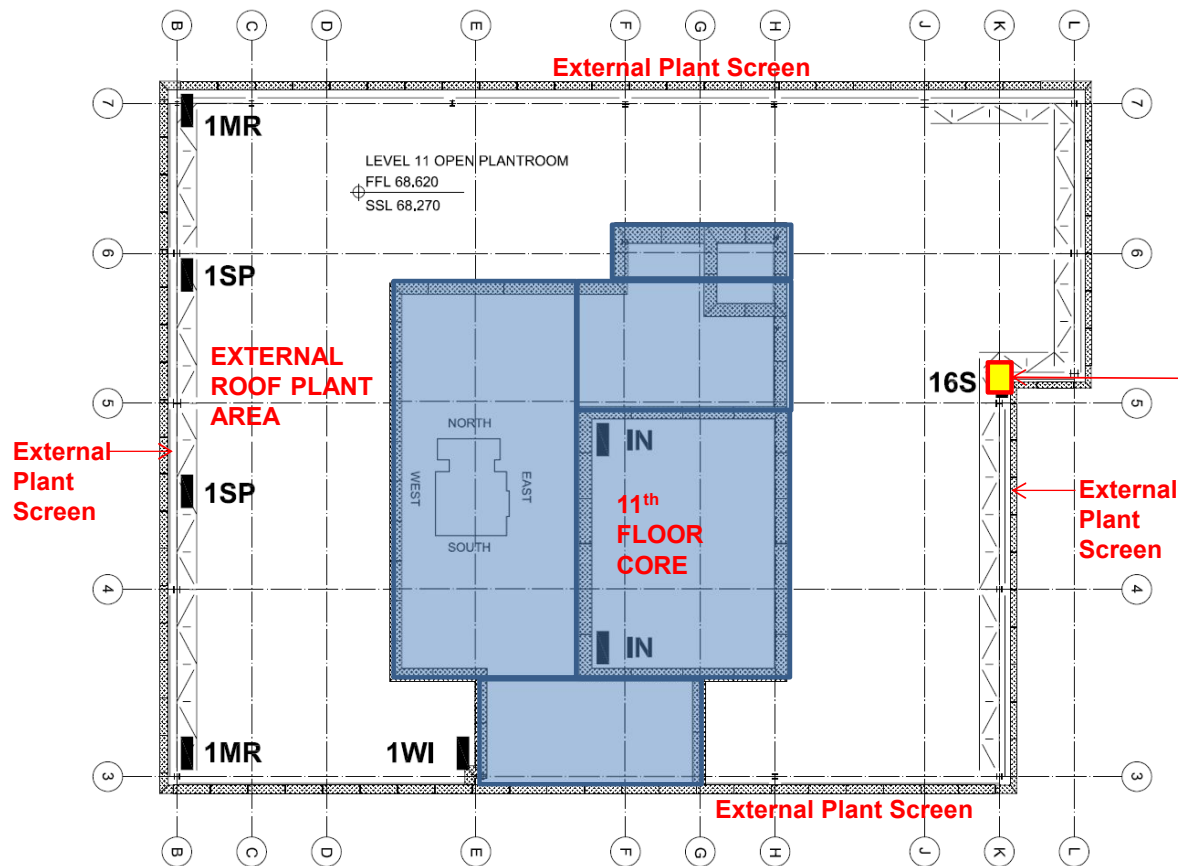
Location: 11thth floor /Roof level – refer to location plan below

General Notes:

- the box should be sited on north, north-west or west aspect out of the sun.



Image of 16S Schwegler Swift Box with Starling Barrier



Swift Nest Box 01
 Height: min 2000mm AFFL

Swift Nest Box Location: 11th floor / Roof plan

4.00 BIRD BOX TYPE: GENERAL BIRD NESTING BOX

Manufacturer: **Schwegler (or similar approved by LA)**
 Product Reference: **1MR Schwegler Avianex (Brown)**
<https://www.nhbs.com/1mr-schwegler-avianex>

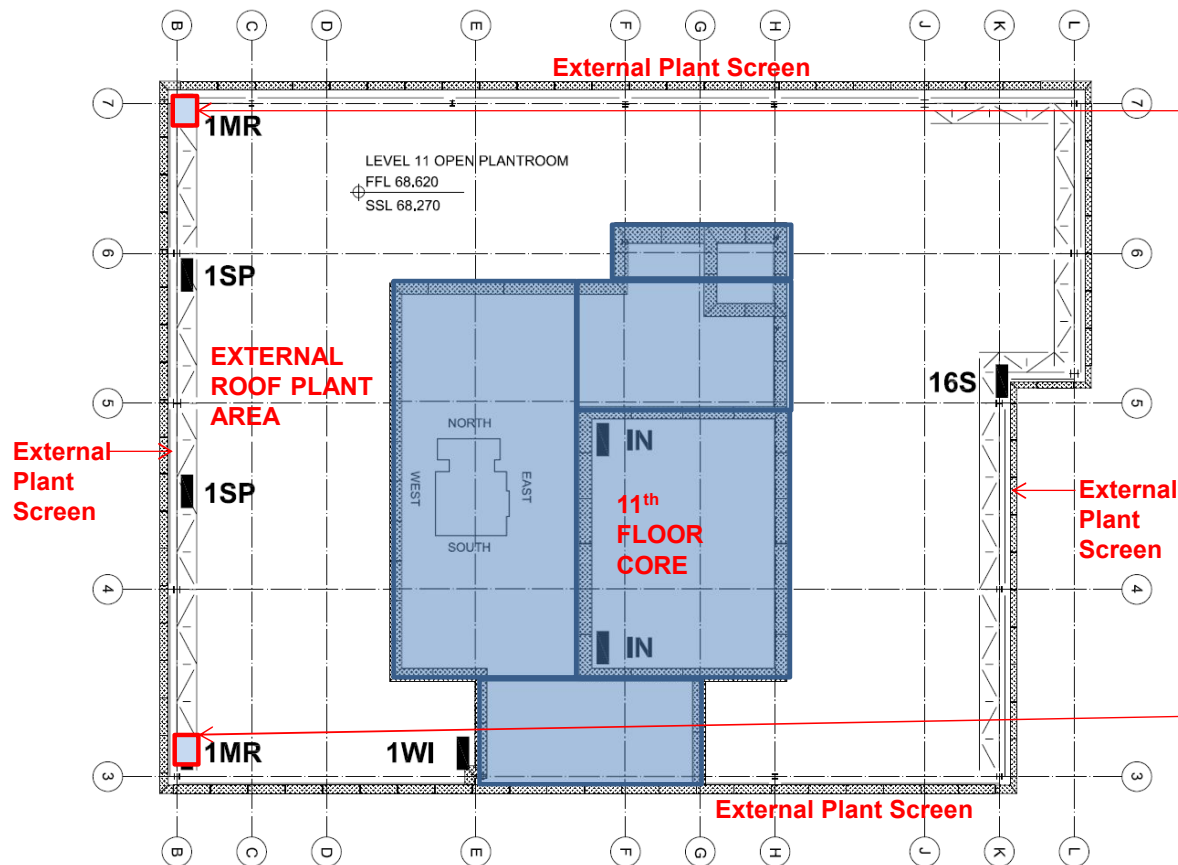
External Dimensions: 270(h) x 190(w) x 230(dp) mm
 Weight: 5.2 Kg
 Location: 11th floor / roof level – refer to location plan below

General Notes:

- General habitat boxes are provided to enhance habitat opportunities for common urban bird species.
- The boxes should be sited on a wall at a height between 1500mm to 5000mm above FFL.



Image 1MR Schwegler Avianex(Brown) Nest Box



General Bird Nest Box 01
 Height: min 1500mm to 5000mm AFFL

General Bird Nest Box 02
 Height: min 1500mm to 5000mm AFFL

General Bird Nest Box Locations: 11th floor / Roof plan

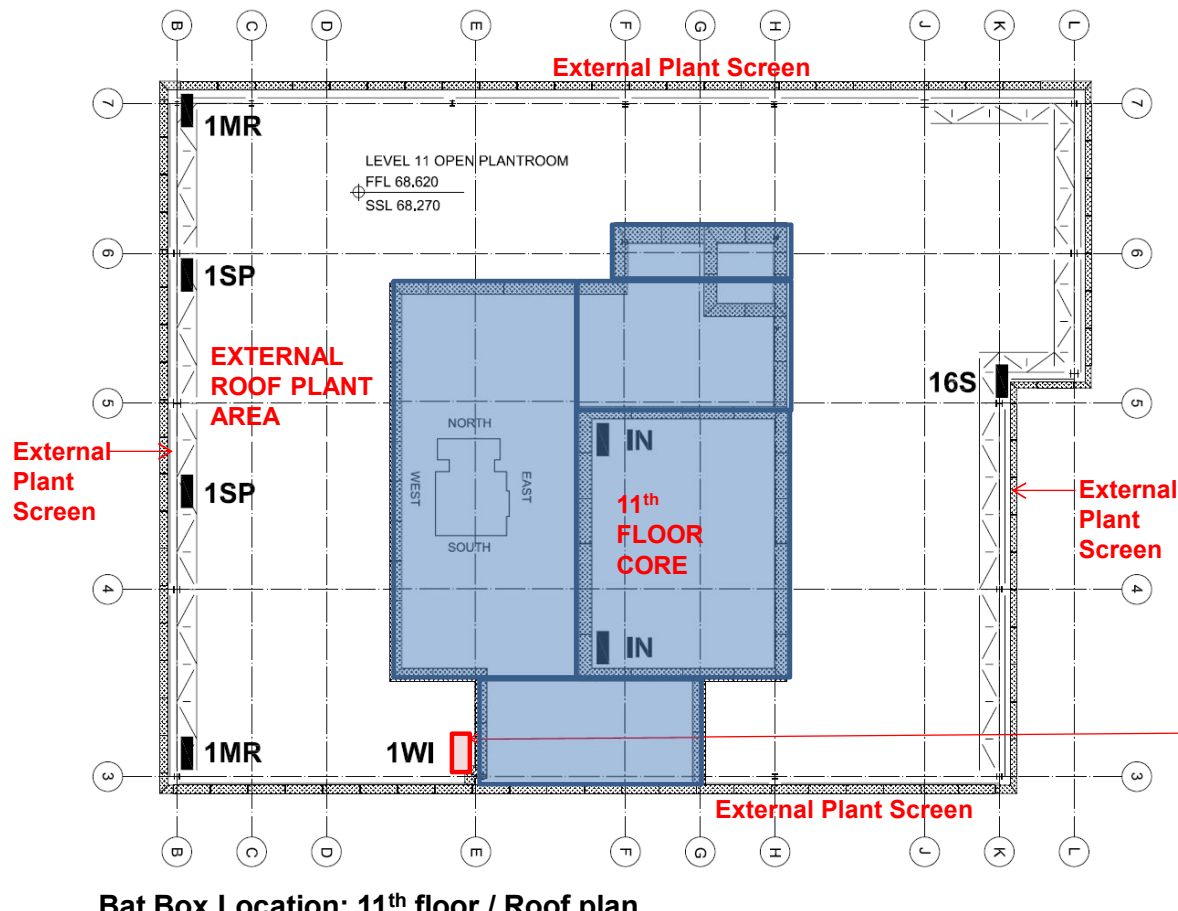
5.00 BAT BOX TYPE:

Manufacturer: **Schwegler** (or similar approved by LA)
 Product Reference: **Schwegler 1WI Schwegler Summer and Winter Bat Box**
<https://www.nhbs.com/1wi-schwegler-summer-and-winter-bat-box>
 External Dimensions: 545(h) x 345(w) x 95(dp) mm
 Weight: 15 Kg
 Location: 11th floor / roof plan – refer to location plan below

Or Alternative Bat Box Product
 2FTH Schwegler Universal Bat Summer Roost



Image of Proposed Bat Box
 Schwegler 1WI Schwegler Summer
 and Winter Bat Box



Bat Box Location: 11th floor / Roof plan

6.00 INSECT NEST TYPE

Manufacturer: **Schwegler** (or similar approved by LA)
 Product Reference: **Schwegler Clay & Reed Insect Nest**
<https://www.nhbs.com/schwegler-clay-and-reed-insect-nest-concrete>

External Dimensions: 290(h) x 225(w) x 205(dp) mm

Weight: 5.7 Kg

Location: roof level – refer to location plan below

General Notes:

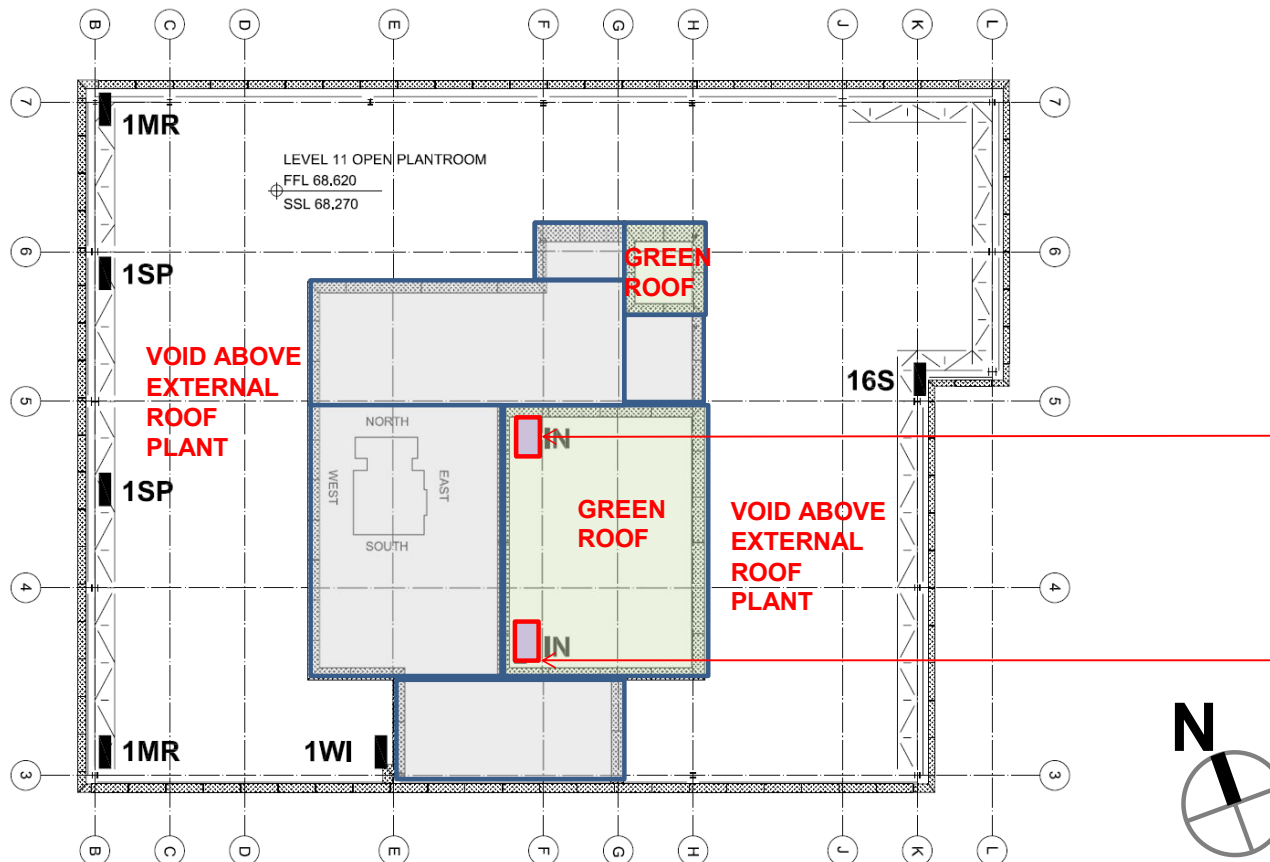
- these should be located on the green roof and should be affixed at roof level or suitable fixing to the parapet
- install on landscape orientation to sit below the top of the adjacent parapet and comply with maximum planning height – refer to note below.

Planning Height Note :

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



Image of Schwegler Clay & Reed Insect Nest



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

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

Insect Nest Locations: Roof plan

7.00 INVERTBRATE FEATURE

Invertebrate feature: eg log pile

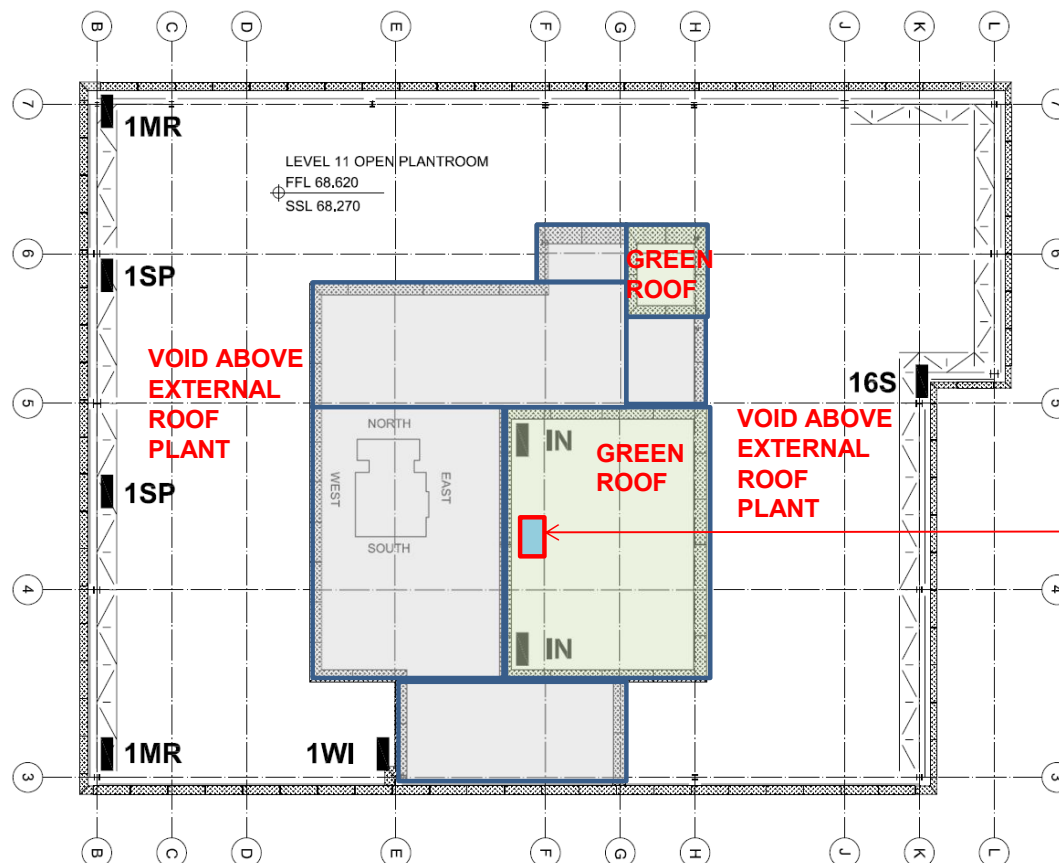
Location: located within green roof area – refer to location plan below

General Notes:

- Log pile to be located on the green roof and should be affixed at roof level
- Height of log pile to comply with maximum planning height – refer to note below.

Planning Height Note :

- ensure that the height to the top of the invertebrate feature are all below the maximum permitted planning height 75.000 AOD



Invertebrate feature 01
(eg log pile within the Green Roof Area)
Height: fixed at roof level
* Refer to adjacent general notes / planning height note

Invertebrate Feature Location: Roof plan