



**Planning Condition 22**  
Bird and Bat Boxes

**Mount Pleasant Place, Phase 2**

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## Introduction

This document has been prepared by Ryder Architecture on behalf of Taylor Wimpey Central London & McAleer and Rush to illustrate the location of the bird and bat nesting boxes incorporated in the development.

The marked up general arrangement plan that follows highlights where each nesting box facility will be located, and the number of boxes in each position.



# Bird and Bat Boxes

## Introduction

### Introduction

This report illustrates the Bird and Bat nesting boxes integrated in Phase 2 of the Mount Pleasant development (which comprises Blocks B, C and D).

The marked up general arrangement plan that follows highlights where each nesting box facility will be located, and the number of boxes in each position. Data sheets for the nesting boxes are provided at the back of the report.

### Bat Boxes

3no. brick nesting boxes located adjacent to green roof.

<https://www.birdbrickhouses.co.uk/brick-nesting-boxes/bat-box/>

### Bird Boxes

3 no. brick nesting boxes to be located adjacent to green roof

<https://www.birdbrickhouses.co.uk/brick-nesting-boxes/nesting-boxes/>

### Background and Standards

According to the Ecological Appraisal (Waterman 2016), the existing Phoenix Place site consists of habitats assessed to be of Site value (built structures) and of negligible value (tall ruderal vegetation, hard standing and bare ground). In accordance with local planning policy (LB Camden Core Strategy: Policy CS15), the Phoenix Place Development needs to include green and brown roofs. Details of these have been submitted to LB Camden under Planning Condition 21.

The green and brown roofs, will enhance biodiversity and create a 'stepping stone' to other habitats within the local area, and provide breeding and nesting habitat for invertebrates, bats and birds. The use of native plant species or species of benefit to wildlife within the proposed landscaping areas will also provide foraging opportunities for birds, bats, invertebrates and other wildlife.

### LB Camden Planning Condition No. 22 Planning Condition 22 - Bird / Bat Boxes

Details of bird and bat nesting boxes / bricks to enhance local populations of Biodiversity Action Plan priority species shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works in relation to the relevant Section commencing on site. The details shall include the exact location, specification and design. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, and maintained as such thereafter.



Bat box



Bird box



# Bird and Bat Boxes

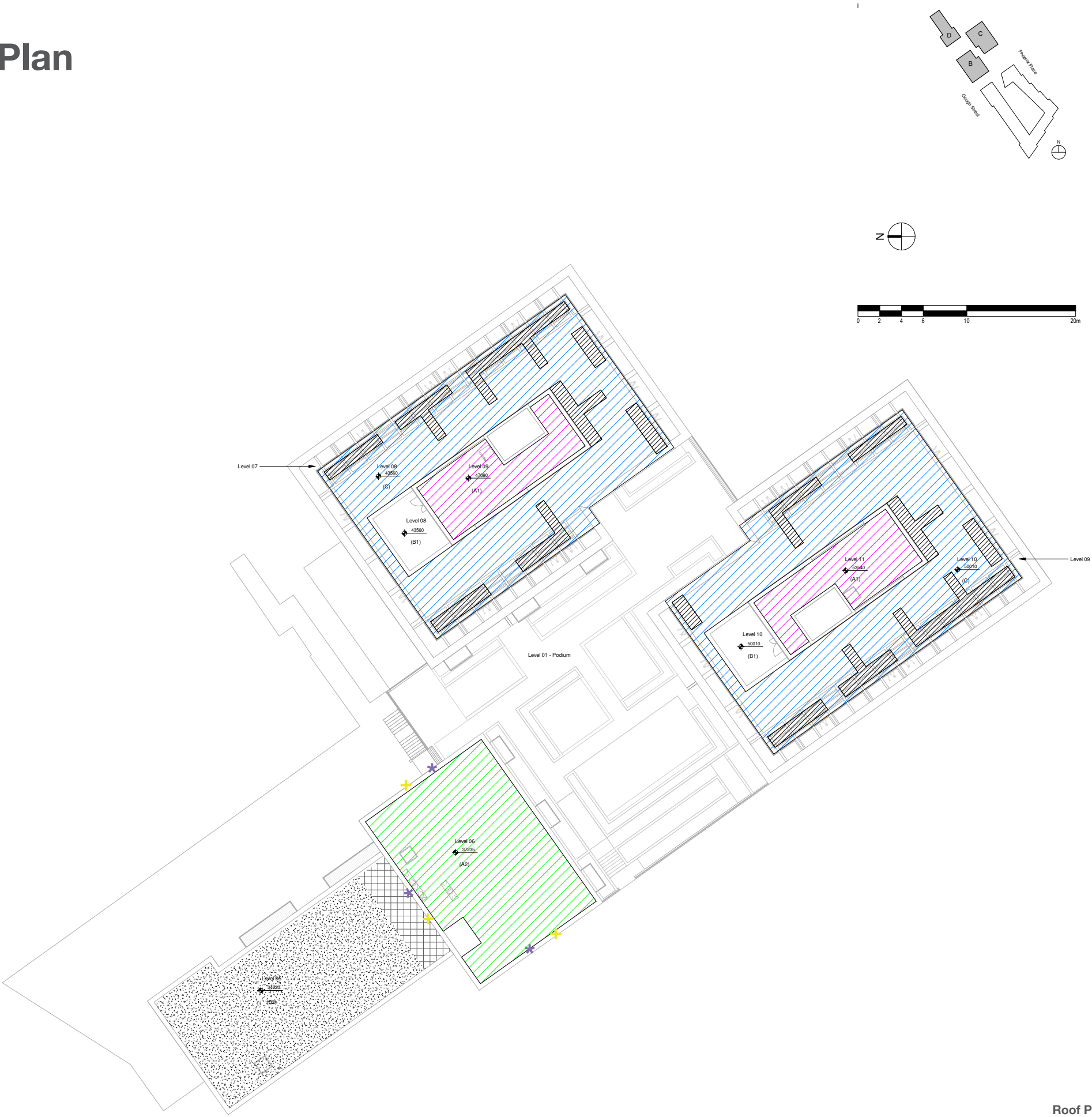
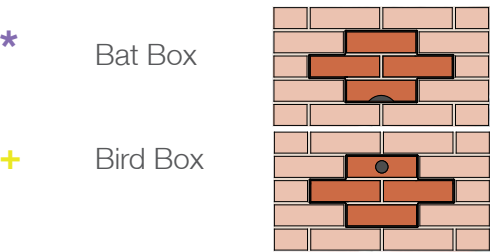
## Proposed Roof Level Plan

It is proposed that the bird / bat boxes are mounted to the external brick walls.

The suggested positions are high above street level, apartment glazing and communal terraces (where light spill could be problematic for bats) and adjacent to areas of green roof.

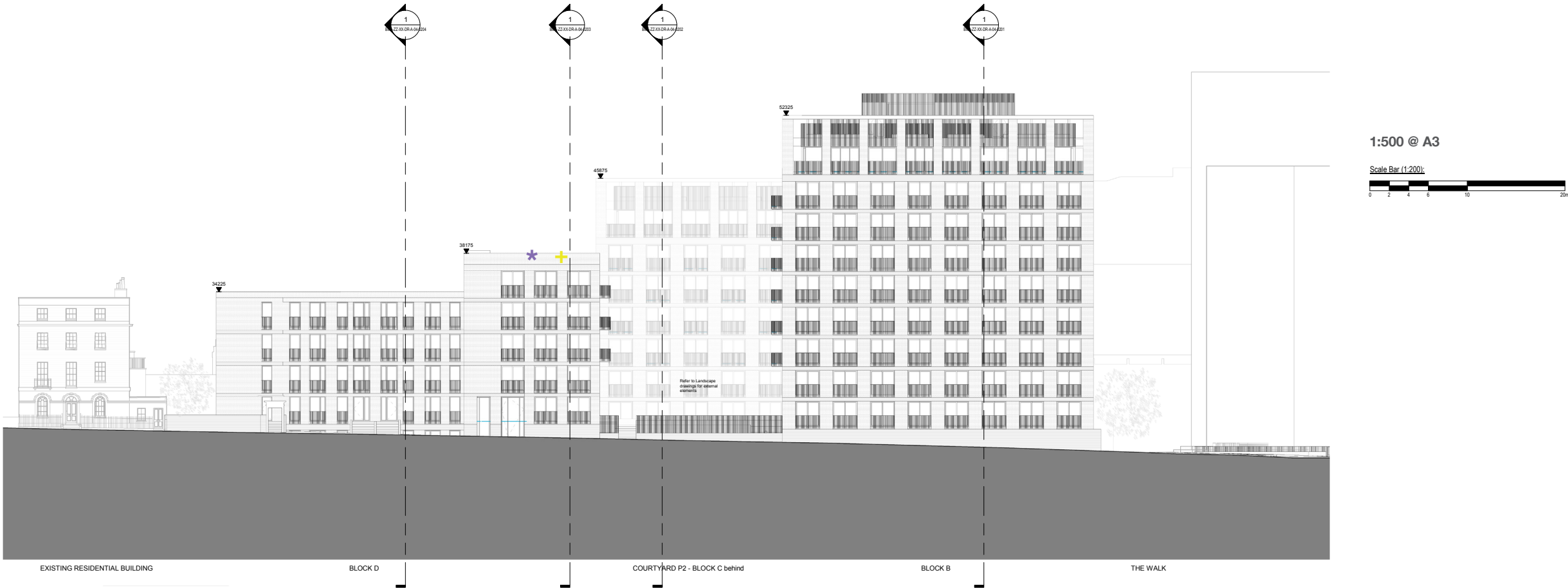
Due to the communal roof terraces on Block B and C, these are considered not suitable locations for bird and bat bricks. The most suitable location is surrounding the parapet of Block D sixth floor where there is a green roof and no communal roof terraces.

The brick walls have south west, north west and north east orientation and can be accessed via the stairwell roof hatches for annual maintenance.



# Bird and Bat Boxes Elevations

One bird and one bat box at 38m height on south west parapet



Gough Street - South West Elevation

## Bird and Bat Boxes Elevations

One bird and one bat box at 38m height on north east parapet





# Bird and Bat Boxes Elevations

One bird and one bat box at 38m height on north west parapet



North West Elevation



# Bird and Bat Boxes

## Data Sheet

### Bat Boxes Data Sheet

Bat box suitable for all types of bats including the pipistrelle bat referred to in the Ecological Appraisal (Waterman 2016). The bats can use this for roosting, to form a colony or to shelter their young. Inside it has two main areas which can be viewed at any time by removing the front panel. The hole at the bottom provides the entrance and allows droppings to fall out. The box requires no maintenance or cleaning. The bats will search for and inhabit spaces which suit their own particular habits and requirements; their differing preferences have been carefully reflected in the design of this product.

**Siting & positioning:** Position 3 metres (or higher) above the ground in a place where there is clear flight path for bats entering and leaving the box.

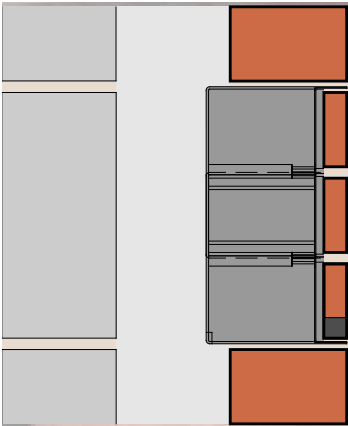
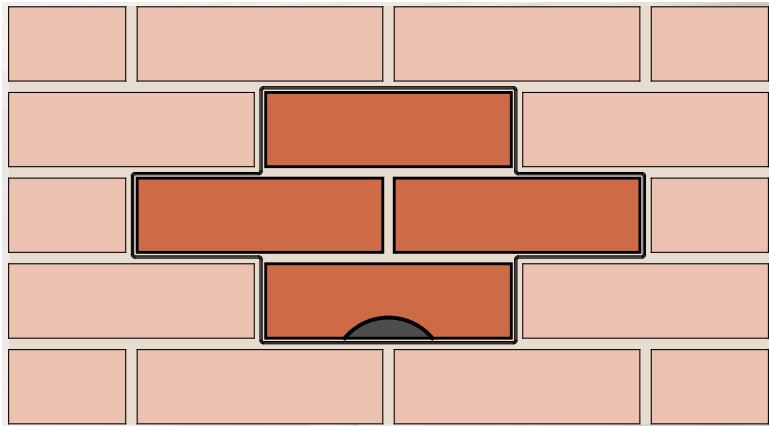
**Material:** Stainless steel body with brick slips bonded to removeable front

**Product Ref:** SSBAT (brick fronted)

**Colour:** Stretcher bond brick slips to match

**Dimensions:** 440mm (L) x 227 (H) x 125mm (D)

**Product info:** See appendix



### Bird Boxes Data Sheet

Bird nesting box suitable for Starlings as referred to in the Ecological Appraisal (Waterman 2016). The nesting boxes are suitable for House Sparrows and members of the Tit family. The single entrance hole allows the entire internal area to be available for nesting and roosting. The aperture size will vary according to the target species. These nesting boxes are suitable for many of the UK's small to medium size birds.

**Siting & positioning:** Standard bird box for house sparrows fitted with brick slips in stretcher bond

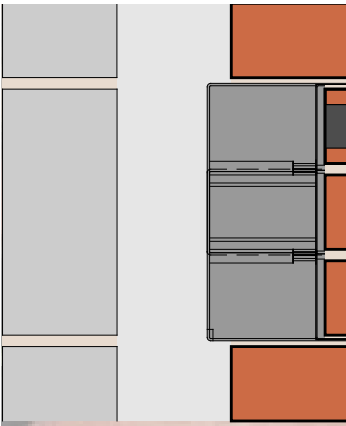
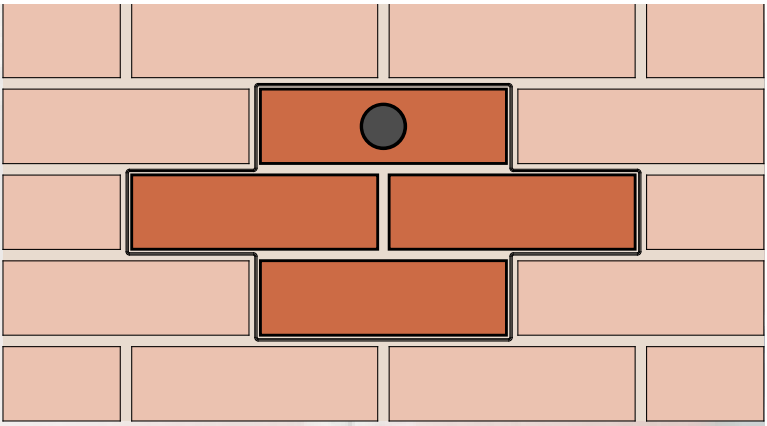
**Material:** Stainless steel body with brick slips bonded to removeable front

**Product Ref:** SSB (brick fronted)

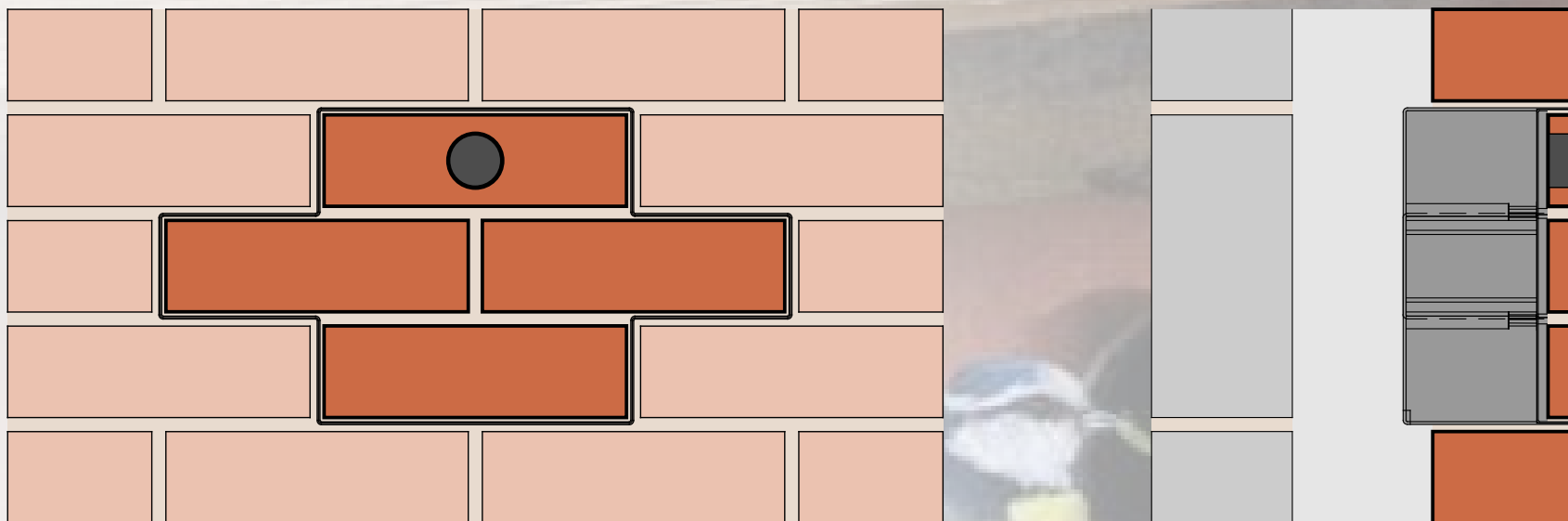
**Colour:** Brick slips to match

**Dimensions:** 440mm (L) x 227mm (H) x 125mm (D)

**Product info:** See appendix



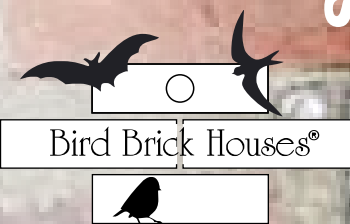
## SSB (brick fronted), MFSSB (mesh fronted).



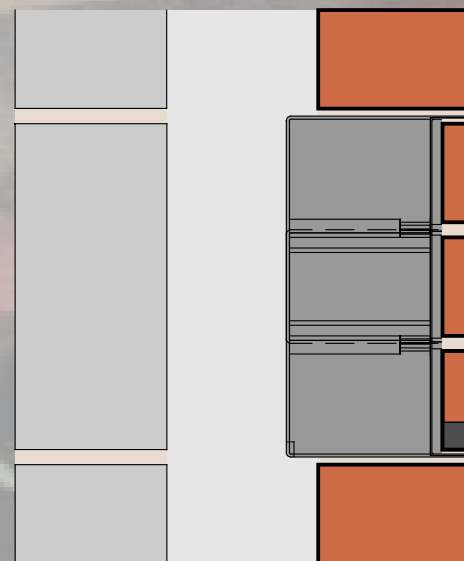
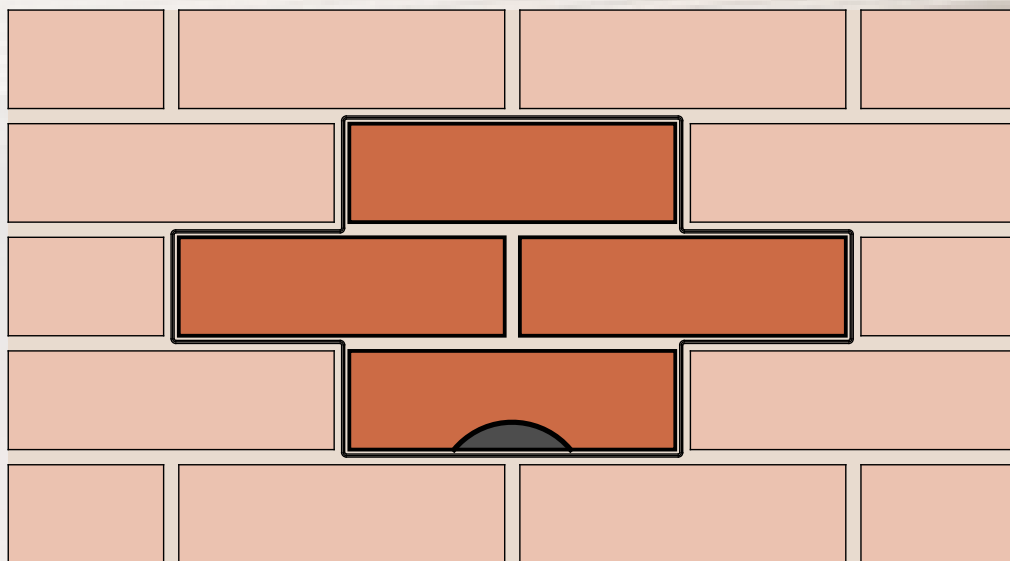
- Standard Bird Box for House Sparrows fitted with brick slips in stretcher bond (other bonds available), maintenance free, 36mm aperture.
- Available with stainless steel mesh fronted larve for render, stonework etc.
- Dimensions/weight 440L x 227H x 125D,
- Main body stainless steel, real brick slips bonded to removable front with exterior grade tile adhesive (data available). Retaining screws stainless steel. Two drainage holes located in base.

SSB/MFSSB

sparrow, blue tit & great tit box.



## SSBAT (brick fronted), MFSSBB (mesh fronted).



- Bat Box fitted with stretcher bond brick slips (other bonds available), suitable for most of UK's bat species, houses up to 50 Pipistrelles. Maintenance free.
- Available with stainless steel mesh fronted larve for render, stonework etc.
- Dimensions/weight 440L x 227H x 125D,
- Main body stainless steel, real brick slips bonded to removable front with exterior grade tile adhesive (data available). cement board internal baffle. Retaining screws stainless steel. Two drainage holes located in base.

SSBAT/MFSSBB  
bat box.

