C27 - Bat and Bird Box Plan

29 St. Edmunds Terrace

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Document information

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Introduction

Overview

Eight Associates has been appointed to produce a Bat and Bird Box Plan for the proposed development at Barrie House, 29 St. Edmunds Terrace, London, NW8 7QH, hereinafter referred to as 'the site'. The site is centred on National Grid Reference TQ274835. Current proposals for the site comprise the extension of the existing Barrie House development, to provide nine new residential units over a four to five-storey development (including one basement storey).

Eight Associates were appointed in 2019 to produce a Preliminary Ecological Appraisal[1] to inform the planning application for the site which has been used to inform this report.

A planning application (ref. 2018/0645/P) has been submitted to the London Borough of Camden subject to a number of planning conditions. Planning condition 27 relates to a bat and bird box plan, providing details of bird and bat nesting features on site. This report has been prepared to discharge planning condition 27 which states:

'Details of bird and bat nesting features (boxes or bricks) shall be submitted to and approved in writing by the local planning authority prior to works commencing on site. 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. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.'

Site Description

The site consists of two connected apartment blocks that together make up Barrie House. An associated carparking area is also present, along with a rear garden comprising modified grassland with several mature trees and sections of introduced planting. The site is located on the southern border of the London Borough of Camden, surrounded by residential buildings. Two large green spaces - Primrose Hill and Regent's Park can be found to the north and south-east of the site respectively.

The site has sub-optimal potential for protected/priority species, only providing opportunities for foraging and commuting bats and nesting birds, although it is not expected that any population of species would be reliant on the site alone.

[1] Eight Associates (2019). Preliminary Ecological Appraisal Report – Barrie House.

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Ecological Enhancements

Ecological enhancements to be incorporated into the site include:

- Two bat boxes;
- Two swift *Apus apus* bricks; and
- Two bird boxes specifically designed for house sparrow *Passer domesticus*

All boxes are available from the nhbs website (or other similar websites) and will be installed as per the manufacturers' instructions.

Bat Boxes

To support local bat populations two bat boxes, to be integrated within the fabric of the building, will be installed on the site with colour fronts in keeping with the brickwork of the building. Example bat boxes can be found on the nhbs website[2] (see Figure 1). The boxes should be located as high as possible, at least 5m above ground level to avoid predation and away from windows, doors and any artificial light which would directly spill onto the bat box. Indicative locations have been provided within the Ecological Enhancement Location Plan in Appendix A, with the bat boxes being located on the south eastern and south western aspect of the building (as stated in the Camden Biodiveristy Action Plan[3]). These boxes are likely to accommodate a number of bat species known to be found in the local area, as confirmed by the local biodiversity records contained within the Preliminary Ecological Appraisal (PEA) report produced by Eight Associates in 2019, such as common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus,* Nathusius' pipistrelle *Pipistrellus nathusiii* and serotine *Eptesicus serotinus*. The location of the boxes are close to retained vegetation which will increase the chance of bats locating the boxes.

Figure 1 - Habibat Bat Box in Buff Brick.

Bird Boxes

To support local bird populations two swift bricks and two house sparrow nesting boxes are to be installed on site.

Swift

Two swift bricks will be positioned beside each other with colour fronts in keeping with the brickwork of the building. These will either be built into or mounted onto the wall, preferably sited under an overhang or the shelter of eaves. Example swift boxes can be found on the nhbs website[4] (see Figure 2). The swift bricks should be installed at a height of at least 6-7m, with a 5m drop clear of obstructions to provide clear airspace for high-speed entry and egress. Indicative locations have been provided within the Ecological Enhancement Location Plan in Appendix A, with the swift bricks being installed on the northern aspect of the proposed building to avoid prolonged periods of direct sunlight which can cause the nest brick to heat up and subsequently harm chicks.

Figure 2 - Example swift nest box - Ibstock Eco-habitat for swifts.

House Sparrow

Two bird boxes specifically designed for house sparrow will be installed beside each other. These will have colour fronts in keeping with brickwork of the building and will be integrated within the masonry of the proposed building close to vegetation. Example house sparrow nesting boxes can be found on the nhbs website[5] (see Figure 3). The boxes should be located 2-4m above ground level to avoid predation and installed such that there is a clear flight path to the nest whilst ensuring the box is positioned away from strong winds. Indicative locations have been provided within the Ecological Enhancement Location Plan in Appendix A, with the house sparrow boxes being installed on the north-western aspect of the building to avoid prolonged periods of sunlight.

Figure 3 - Example house sparrow nest box.

[2] nhbs (2022). Habibat Box. This can be found at: https://www.nhbs.com/habibat-bat-box-staffordshire-smooth-red-brick
[3] Camden - Camden Biodiversity Action Plan 2013 - 2018
[4] nhbs (2022). Ibstock Eco-habitat for swifts. This can be found at: https://www.nhbs.com/ibstock-eco-habitat-for-swifts
[5] nhbs (2022). Sparrow Box. This can be found at: https://www.nhbs.com/sparrow-box-smooth-brick

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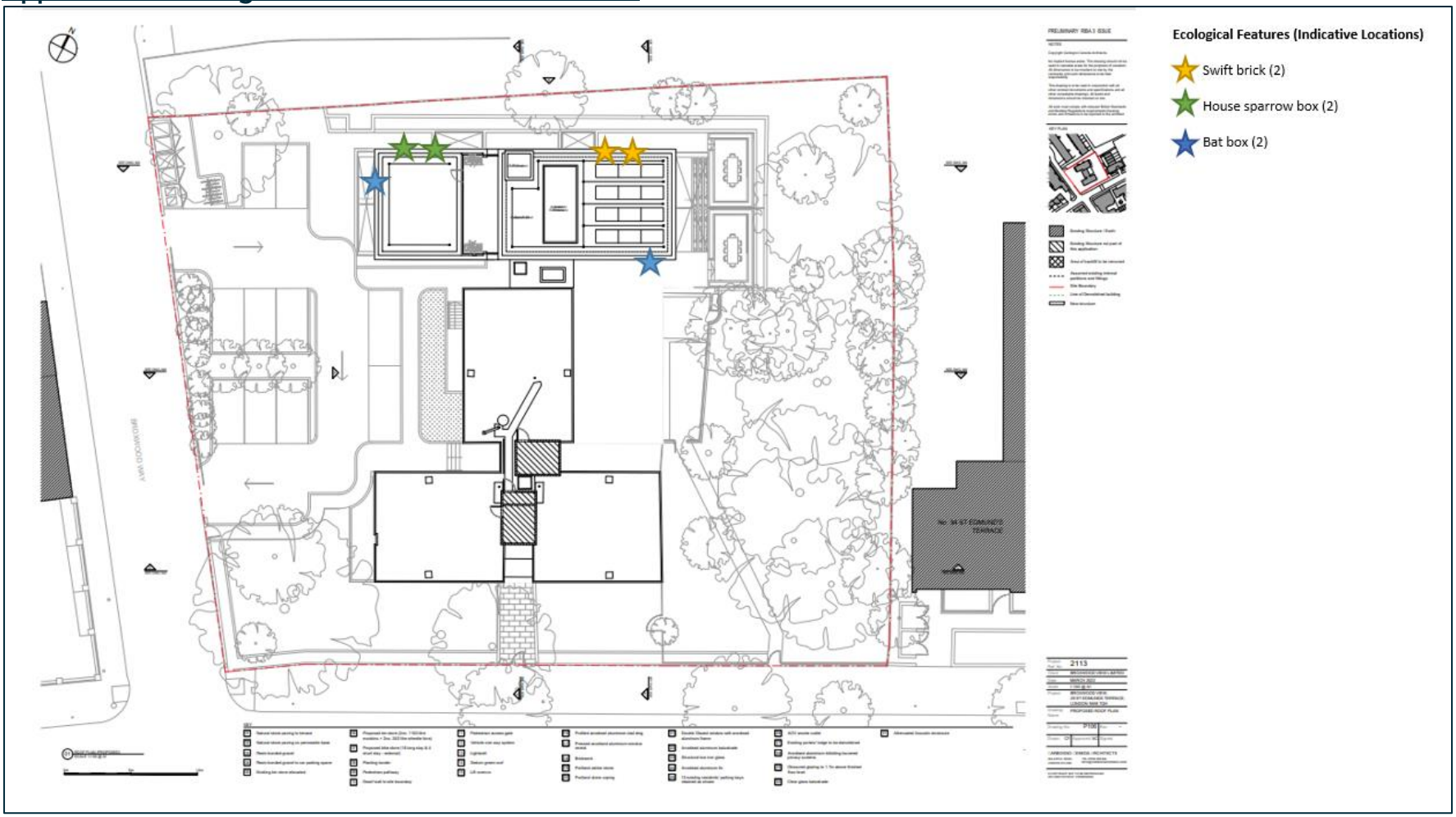
Appendix A – Ecological Enhancement Location Plan



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Validation

Report produced by Rachel Whitham:	
Ecologist's Qualifications:	MSc – Ecology and Evolutionary Biology
Evidence of practicing Ecologist	BSc - Zoology
Professional Code of Conduct	Eight Associates, Assistant Ecologist (September 2021 to present), Eight Associates, Seasonal Ecologist (May 2021 – September 2021).
Professional Membership	Member of the Chartered Institute of Ecology and Environmental Management

Report verified by Sara Curtis:	
Ecologist's Qualifications:	BSc – Environmental Science
Evidence of practicing Ecologist	MSc – Environmental Consultancy (Biodiversity and Conservation)
Professional Code of Conduct	Eight Associates – Principal Ecologist and Sustainability Consultant specialising in Ecology (2022 to present date), Senior Ecologist (2018 – 2021), Ecologist (2013 – 2018)
Professional Membership	Full member of the Chartered Institute of Ecology and Environmental Management

Validation	
I confirm the information provided in this document is truthful and accurate at the time of completion.	
Suitably Qualified Ecologist	Sara Curtis
Signature of Ecologist	SNC
Date	28/03/2022