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22nd June 2022

Our Ref: RT-MME-155400 Rev B

Dear Tracy,

Bat and Bird Box Strategy – Camden Goods Yard, Camden, Greater London

Introduction

In June 2021 Middlemarch Environmental Ltd was commissioned by St George PLC to produce a Bat and Bird Box Strategy for the site of a development at Camden Goods Yard off Chalk Farm Road located in Camden, Greater London. The approved development would deliver 644 new homes as well as non-residential floorspace, including a replacement supermarket and a replacement petrol filling station together with associated public realm and landscaping. Full planning permission (Ref: 2017/3847/P) was granted on 15th June 2018 by Camden London Borough Council.

Middlemarch Environmental Ltd have previously completed a suite of ecological and arboricultural assessments on site. These include:

- Preliminary Ecological Appraisal: Report RT-MME-122085-01 Rev C: 2017;
- Preliminary Roost Assessments: Report RT-MME-122085-02 Rev C: 2017;
- Preliminary Arboricultural Assessment: Report RT-MME-122107-01 Rev E: 2017;
- Arboricultural Impact Assessment: Report RT-MME-122107-02 Rev B: 2017;
- Preliminary Arboricultural Assessment: Report RT-MME-152929-01 Rev A: 2020;
- Arboricultural Impact Assessment: Report RT-MME-152929-02: 2020;
- Arboricultural Method Statement: Report RT-MME-152929-02: 2020;
- Preliminary Ecological Appraisal: Report RT-MME-154212-01: 2021;
- Outline Biodiversity Net Gain Assessment: Report RT-MME-154212-02: 2021;
- Preliminary Roost Assessment: Report RT-MME-154347: 2021; and,
- BREEAM 2014: Report RT-MME-154823 Rev A.

The purpose of this strategy is to identify suitable locations for bat and bird boxes and incorporate their installation into the design of the new development, thus fulfilling the requirements of the planning condition 55 which states:

‘Prior to the commencement of the superstructure of each Blocks A, B, C, D, E1, E2 and F, a plan showing details of bird and bat box locations and types and indication of species to be accommodated within the relevant building 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 relevant building and thereafter retained.’

The strategy has been developed in accordance with Middlemarch Environmental Ltd’s understanding of proposals provided by St George PLC.

Bat Boxes

Integrated bat boxes are to be installed within Blocks B, C, D, E1, E2 and F. The proposed locations of all boxes have been chosen in order to ensure boxes are located in proximity to habitats of value to bats, whilst also providing linear commuting routes along site boundaries to habitats located off site.

Due to the proposed construction type of Block A it was not possible to integrate bat boxes into the building. Bat boxes that would have been integrated within Block A have therefore been included within the remaining buildings on site.

Block B

Four integrated Habitat 3S Bat Boxes are to be installed within the external walls along the north-eastern (two boxes) and north-western (two boxes) elevations of Block B. The north-eastern elevation of Block B is located adjacent to an area where a significant level of tree and shrub planting is proposed, with much of this planting located along or adjacent to the sites north-eastern boundary which runs parallel to a railway line to the east. The proposed planting will provide suitable foraging habitat for bat species, with the railway line and associated planting on site also providing a linear commuting route along the sites north-eastern boundary and providing connectivity to habitats within the wider landscape.

Block C

Two integrated Habitat 3S Bat Boxes and one Habitat Maternity Roost Box are to be installed within the external walls along the northern elevation of Block C. The northern elevation of Block C is located adjacent to an area where a significant level of tree and shrub planting is proposed, whilst also being adjacent to a group of retained mature trees. Furthermore, the northern elevation is adjacent to the north-eastern boundary of the site, which runs parallel to a railway line, thus providing a linear commuting route along the sites north-eastern boundary and providing connectivity to habitats within the wider landscape.

Block D

Three integrated Habitat 3S Bat Boxes are to be installed within the external walls along the southern elevation of Block D. The southern elevation of Block D is located adjacent to the sites south-eastern boundary, where a considerable amount of tree and shrub planting is proposed, in addition to the presence of a small group of retained mature trees. The south-eastern and southern boundary of the site is to be lined with tree planting and will abut residential gardens to the south, providing a linear commuting route for bats and providing connectivity to habitats within the wider landscape.

Block E1

Two integrated Habitat 3S Bat Boxes are to be installed within the external walls along the south-eastern elevation of Block E1. The south-eastern elevation of Block E1 is to be located adjacent to a group of trees that are to be planted along the site boundary. The south-eastern and southern boundary of the site is to be lined with tree planting and abuts residential gardens to the south, providing a linear commuting route for bats and providing connectivity to habitats within the wider landscape.

Block E2

Three integrated Habitat 3S Bat Boxes and one Habitat Maternity Roost Box are to be installed within the external walls along the south-eastern (two 3S boxes and one maternity roost box) and eastern (one 3S box) elevations of Block E2. The south-eastern elevation of Block E2 is located adjacent to the sites south-eastern boundary, where a considerable amount of tree and shrub planting is proposed. The southern elevation of Block E2 is located adjacent to the sites southern boundary, where further tree and shrub planting is proposed. The south-eastern and southern boundary of the site is to be lined with tree planting and abuts residential gardens to the south, providing a linear commuting route for bats and providing connectivity to habitats within the wider landscape. Furthermore, a railway line is located adjacent to the southern elevation of Block E2, providing a further linear commuting feature.

Block F

Three integrated Habitat 3S Bat Boxes are to be installed within the external wall along the western elevation of Block F. The western elevation of Block F is located adjacent to a range of valuable proposed landscaping features including tree and shrub planting, whilst also providing a linear commuting route along Engine House Way which runs parallel to a railway line located to the west, thus providing connectivity to habitats within the wider landscape.

Proposed bat box specifications are presented in Table 1 below.



Bat Box	Notes	Bat Box Image
Habibat 3S Bat Box 20 no.	<p>The Habibat 3S Bat Box is a small, solid box made of insulating concrete which provides an internal roost space and can be integrated into the fabric of a building as it is built or renovated. Suitable for most species commonly found in the UK. The Habibat 3S can be finished in a variety of facings to ensure it can be seamlessly integrated into the design build. Finishes include, plain for render with a choice of plinth, brick, block, stone, wood or a rendered finish, ensuring the box is unobtrusive and aesthetically pleasing.</p> <p>The dimensions of the Habibat 3S Bat Box are 215 mm wide x 300 mm high x 102 mm deep plus facing bricks.</p> <p>The box weighs approximately 6 kg.</p>	
Habibat Maternity Roost Box 2 no.	<p>The Habibat Maternity Roost Box range, is a variation of our existing integrated Bat Box range, featuring significant alterations that aim to provide a stable environment for bats and their offspring. Aesthetically, these products appear no different than the current products, however they feature one access point (instead of two), and enhancements to the inner workings in order to provide comfortable roost space for the species, during the breeding season.</p> <p>As with the standard Habibat Bat Box, the Maternity Roost box can be faced/coursed with a number of products to suit the design build. This includes, brick, block, stone, wood or a rendered finish, ensuring the box is unobtrusive and aesthetically pleasing.</p> <p>The dimensions of the Habibat Maternity Roost Box are 215 mm wide x 400 mm high x 102 mm deep.</p> <p>The box weighs approximately 7 kg.</p>	
<p>Notes: Images obtained from http://www.habibat.co.uk/ *or suitable equivalent depending on availability.</p>		

Table 1. Proposed Bat Boxes

Both types of bat boxes will be installed at a minimum height of 4 m to prevent disturbance, with clear flight access into the entrances. Placement above windows and doors should be avoided. The bat boxes are designed to accommodate species for the duration of the building's lifespan. The bat boxes will be retained and maintained for perpetuity and will not be converted or used for any other purpose.

The boxes are designed to be maintenance free. Should any future bat monitoring be required, only a suitably qualified ecologist should check the bat boxes. If bats are found to be present, subsequent checks need to be undertaken by a licensed bat surveyor.

No external lighting should be situated near to the bat boxes. If external lighting is required within close proximity to the boxes, the lighting should be directed away from the boxes so as not to deter bats.

Bird Boxes

The bird boxes to be installed on site will benefit a range of species of high conservation priority. Swift *apus apus* are an RSPB Red Listed Species of Conservation Concern, whilst both house sparrow *Passer domesticus* and starling *Sturnus vulgaris* are London Biodiversity Action Plan Priority Species, Species of Principal Importance in England and RSPB Red Listed Species of Conservation Concern. All three species are heavily reliant on areas of human conurbation, with the loss of suitable nesting sites within buildings being one of a number of factors that has contributed to their population declines in recent years.

Due to the proposed construction type of Block A it was not possible to integrate bird boxes into the building. Bird boxes that would have been integrated within Block A have therefore been included within the remaining buildings on site.

Block B

Five integrated Woodstone Build-in Swift Nest Boxes (or suitable alternative) are to be installed within the external wall along the north-eastern elevation of Block B. Five integrated Woodstone Build-in Swift Nest Boxes (or suitable alternative) are to be installed within the external wall along the north-western elevation of Block B. Two integrated Habitat Starling Nest Boxes (or suitable alternative) are to be installed within the external wall along the north-eastern elevation Block B. One integrated Habitat Terraced Sparrow Box (or suitable alternative) is to be installed within the external wall along the south-eastern elevation of Block B.

Block C

Three integrated Woodstone Build-in Swift Nest Boxes (or suitable alternative) are to be installed within the external wall along the southern elevation of Block C. Two integrated Habitat Starling Nest Boxes (or suitable alternative) are to be installed within the external wall along the northern elevation Block C. Two integrated Habitat Terraced Sparrow Boxes (or suitable alternative) are to be installed within the external wall along the northern elevation of Block C.

Block D

Three integrated Woodstone Build-in Swift Nest Boxes (or suitable alternative) are to be installed within the external wall along the northern elevation of Block D. Two integrated Habitat Starling Nest Boxes (or suitable alternative) are to be installed within the south-eastern section of the external wall along the southern elevation Block D. Two integrated Habitat Terraced Sparrow Box (or suitable alternative) are to be installed within the south-eastern section of the external wall along the southern elevation of Block D.

Block E1

Three integrated Woodstone Build-in Swift Nest Boxes (or suitable alternative) are to be installed within the external wall along the north-eastern elevation of Block E1.

Block E2



Five integrated Woodstone Build-in Swift Nest Boxes (or suitable alternative) are to be installed within the external wall along the northern elevation of Block E2. Three integrated Habitat Starling Nest Boxes (or suitable alternative) are to be installed within the external wall along the eastern elevation Block E2. Three integrated Habitat Terraced Sparrow Box (or suitable alternative) are to be installed within the external wall along the western elevation of Block E2.

Block F

Five integrated Woodstone Build-in Swift Nest Boxes (or suitable alternative) are to be installed within the external wall along the south-western elevation of Block F. Five integrated Woodstone Build-in Swift Nest Boxes (or suitable alternative) are to be installed within the external wall along the north-eastern elevation of Block F. Two integrated Habitat Starling Nest Boxes (or suitable alternative) are to be installed within the external wall along the north-western elevation Block F. Two integrated Habitat Starling Nest Boxes (or suitable alternative) are to be installed within the external wall along the south-eastern elevation Block F. Three integrated Habitat Terraced Sparrow Box (or suitable alternative) is to be installed within the external wall along the south-western elevation of the internal courtyard of Block F.

Bird boxes should always be positioned away from the south orientations to avoid exposure to mid-day sun. Swift boxes should be installed within minimum drop height of 5 m with a clear drop zone beneath. Remaining wall mounted boxes should be fitted at a minimum height of 3 m.

Proposed bird box specifications are presented in Table 2 below.

Bird Box	Notes	Bird Box Image
Woodstone Build-in Swift Nest Box B	<p>The WoodStone Build-in Swift Nest Box B is ideal for building into or mounting on a wall. It is constructed from FSC certified WoodStone meaning that it is long lasting and will not rot or deteriorate like a traditional wooden nest box. The front of the nest box is removable for cleaning or inspection. A lack of suitable nesting sites is thought to be one of the main reasons behind the decline in swift populations. This nest box should be sited at least five metres high, with a clear flight path and avoid south facing sites.</p> <p>The dimensions of the Woodstone Build-in Swift Nest Box B are 33.5 cm wide x 18.5 cm high x 16 cm deep.</p> <p>The box weighs approximately 7 kg.</p>	
Habibat Starling Nest Box	<p>The Habibat Starling Nest Box is a small, solid box made of insulating concrete which provides an internal roost space and can be seamlessly integrated into the fabric of a building as it is built or renovated. The access hole is specifically design to accommodate starlings.</p> <p>The Habibat Starling Nest Box can be faced with a number of products to suit the design build. This includes, brick, block, stone, wood or a rendered finish, ensuring the box is unobtrusive and aesthetically pleasing.</p> <p>This box is made to order with a choice of finishes or can be left unfaced for rendering.</p>	

<p>Habibat Terraced Sparrow Box</p>	<p>The Habibat Terraced Sparrow Box is a solid box made of insulating concrete which provides an internal roost space and can be seamlessly integrated into the fabric of a building as it is built or renovated. The access hole in specifically design to accommodate sparrows.</p> <p>The Habibat Terraced Sparrow Box can be faced with a number of products to suit the design build. This includes, brick, block, stone, wood or a rendered finish, ensuring the box is unobtrusive and aesthetically pleasing.</p> <p>This box is made to order with a choice of finishes and can be provided unfaced for rendering.</p>	
<p>Notes: Images obtained from https://www.nhbs.com/ and http://www.habibat.co.uk/ *or suitable equivalent depending on availability.</p>		

Table 2: Proposed Bird Boxes

Plans for buildings D, E1 and E2 are yet to be finalised, therefore bat and bird box location drawings will be completed and issued at a later date. Drawings C155400-01-B-RevA, C155400-01-C-RevA and C155400-01-F-Rev A show the proposed locations of bat and bird boxes for buildings B, C and F.

Where feasible, bird boxes should be installed in late winter and early spring, providing features for the upcoming nesting bird season.

All bird boxes within the site should be checked annually during the construction and aftercare period, where practical, and repaired or replaced as required. Boxes should be emptied of remnant nesting material each winter if feasible.

I trust this report meets your requirements but if you have any queries please do not hesitate to contact me.

Yours sincerely,

On Behalf of Middlemarch Environmental Ltd.

Jamie Fletcher
Principal Ecological Consultant

Paul Roebuck MCIEEM
South East Manager

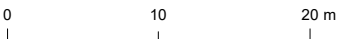
BLOCK B - NORTH EAST



BLOCK B - NORTH WEST



BLOCK B - SOUTH EAST



- Legend**
- Habitat 3S Bat Box
 - Habitat Starling Nest Box
 - Habitat Terraced Sparrow Box
 - Woodstone Built-in Swift Nest Box

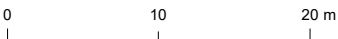
Project	Camden Goods Yard	
Drawing	Bat & Bird Box Strategy (Block B)	
Client	St George Plc	
Drawing Number	C155400-01-B-RevA	Revision Rev A
Scale @ A3	1:500	Date June 2022
Approved By	JF	Drawn By RP
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C155400-01-B-RevA

BLOCK C - NORTH



BLOCK C - SOUTH



- Legend**
- Habibat 3S Bat Box
 - Habibat Maternity Roost Box
 - Habibat Starling Nest Box
 - Habibat Terraced Sparrow Box
 - Woodstone Built-in Swift Next Box

Project	Camden Goods Yard	
Drawing	Bat & Bird Box Strategy (Block C)	
Client	St George Plc	
Drawing Number	C155400-01-C-RevA	Revision
Scale @ A3	1:500	Date
Approved By	JF	Drawn By
		RP



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C155400-01-C-RevA

BLOCK F - NORTH



BLOCK F - WEST



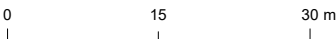
BLOCK F - EAST



BLOCK F - P-P' SECTION



BLOCK F - SOUTH



- Legend**
- Habibat 3S Bat Box
 - Habibat Maternity Roost Box
 - Habibat Starling Nest Box
 - Habibat Terraced Sparrow Box
 - Woodstone Built-in Swift Nest Box

Project	Camden Goods Yard		
Drawing	Bat & Bird Box Strategy (Block F)		
Client	St George Plc		
Drawing Number	C155400-01-F-RevA	Revision	Rev A
Scale @ A3	1:750	Date	June 2022
Approved By	JF	Drawn By	RP



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C155400-01-F-RevA