Plot S4 Biodiversity – Planning Condition 9

24th November 2022

This document has been prepared to discharge Condition 3 of the Plot S4 planning application (LPA ref. 2020/5885/P). The Condition relates to the proposed bird and bat enhancement measures as part of the S4 plot.

Condition 3 states:

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 the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

The information provided below, aims to discharge Condition 3.

Overview

Prior to development, the Plot S4 was dominated by temporary office portacabins and associated hardstanding.

No protected species have been recorded at Plot S4 during the planning process. The site provided limited nesting opportunities for breeding birds and roosting bats.

Ecological enhancement was recommended within the Plot S4 ecology planning reports through the installation of wildlife boxes/bricks to provide bird nesting and bat roosting opportunities.

Swift bricks integrated into wall features at height were recommended to provide opportunities for this species.

Bats are a Local Biodiversity Action Plan (LBAP) species so enhancement opportunities were recommended, specifically for common pipistrelle bat which are known in the wider local area.

Enhancement Locations

The landscape design will enhance the biodiversity of the site. This will be delivered through the implementation of ecologically sensitive soft landscaping and extensive meadow roofs at levels 10 and 13 and intensive green roofs at levels 1 and 9 of the new building.

New habitats on site will include the planting of trees, garden planting and biodiverse roofs which will provide suitable bird nesting opportunities and provide a nectar and pollen foraging habitat for invertebrates. Butterflies, moths, bees and other pollinating insects will be encouraged to this habitat, which in turn will increase the foraging opportunities for birds and bats.

The following ecological enhancement measures will be provided at Plot S4:

- x4 swift nest boxes; and
- x4 wall-mounted bat shelters.

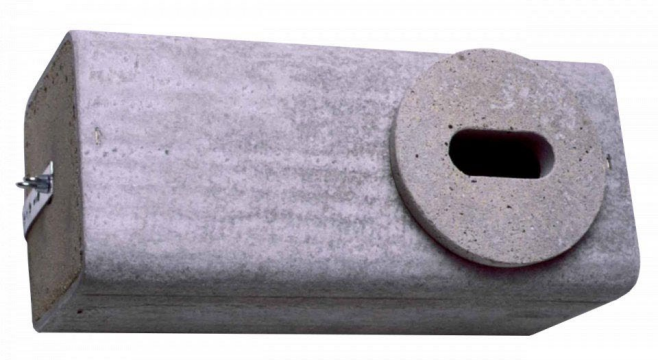
Each of these ecological enhancement measures have been discussed in turn below.

Bird Box Specification

Type of Bird Boxes

Both wooden and concrete materials have been considered for the Plot S4 bird bricks. For longevity and providing stable environments for birds the following bird brick has been chosen.

No. 17 Schwegler Swift Nest Box (single cavity)



The Swift Box No. 17 is made from a special mixture of compressed plant fibres and concrete which enables it to provide good insulation and an extremely long life. Due to its light weight these boxes are particularly suitable for mounting on existing external walls with insulation or facing which makes the installation of heavier boxes problematic. The box is supplied in a natural grey colour but can be painted to match the background using an air-permeable paint.

Bird Box Locations

The swift nest boxes will be installed on external walls on a northeast elevation at both levels 10 and 13. The boxes will be post applied onto the front of the precast brick wall. The locations are as shown at Appendix 1.

The orientation of the boxes will mean they will not be exposed to direct sunlight for extensive periods of time.

The following considerations will guide the final installation of the bird boxes;

- Boxes installed before the end of February stand the best chance of being used that season. Birds will quickly become familiar with boxes erected during the latter part of the year and may well use them for winter roosts.
- The height above ground is not critical to most species of bird, but the boxes at Plot S4 will be positioned above ground level, where there is easy flight access to the brick/box opening and where they cannot be tampered with or reached by cats.
- When fixing a nest box, try to position it at a slight angle, so that rain is directed away from the entrance hole. Due to the position of the building,

there will be some natural shelter so the box openings will not be exposed to full sun or the wettest weather.
- Paint or preservatives will not be used on the bird boxes, if the design changes the paint will need to be wildlife friendly.

It should be noted that all bird boxes will be signed off upon installation by a suitably qualified RPS ecologist.

Number of Bird Boxes

A total number of four swift nest boxes will be incorporated into the building design at Plot S4 (two at level 10, two at level 13).

Bat Shelter Specification

Type of Bat Shelter

For longevity, one type of bat shelter will be incorporated into the new building, the 2FE Schwegler Wall-Mounted Bat Shelter. The shelters are to be incorporated at a northeast elevation of an external wall at level 10. The bat shelter type is described in more detail below:

2FE Schwegler Wall-Mounted Bat Shelter

The Schwegler Wall-Mounted Bat Shelter 2FE has two applications: it can either be fixed to outside walls to provide a summer hideaway for bats, or it can be installed inside buildings to provide winter hibernation quarters. The interior has shaped cavities in various sizes where the animals can roost giving optimum body contact and offering a home to a very wide range of species. The outside surface has an attractive logo in the shape of a bat, making it easy for the amateur to recognise that this is a bat home. The shelters are wood-concrete and can be painted with air-permeable paint when installed on external walls.

Bat Shelter Locations

We assume the lighting levels at the site will not change significantly as the area is already well lit in a highly urban setting. However, the bat shelter enhancements should be positioned away from any existing streetlighting and any possible light spillage from any new building windows. The locations are as shown at Appendix 1.

The following considerations will guide the incorporation of the bat shelters;

- Each bat box/brick will be sited at least 12 feet above ground;

- The boxes/bricks will be sheltered from strong winds;
- Bat boxes/bricks will be placed in unlit areas; and
- Paint or preservatives will not be used on the bat boxes/bricks, if the design changes, the paint will need to be wildlife friendly.

It should be noted that the bat shelters will be signed off upon installation by a suitably qualified RPS ecologist.

Number of Bat Shelters

A total number of four Schwegler Wall-Mounted Bat Shelters (2FE) will be installed at Plot S4.

Appendices

Appendix 1 – Bird & Bat Enhancement Locations

SERIES	CROSS REFERENCE DRAWINGS SCHEDULE				
10	SITE	31	WINDOWS AND EXTERNAL DOORS	63	EXTERNAL LIGHTING
20	GENERAL ARRANGEMENTS	32	INTERNAL DOORS	67	FIRE PLANS
21	EXTERNAL WALLS	33	FLOORS	70	FITTINGS
22	INTERNAL WALLS	34	ARCHITECTURAL METALWORK	73	KITCHEN
24	STAIRS AND LIFT	35	SUSPENDED CEILINGS	74	SANITARY
27	ROOFS	40	FINISHES	95	SLAB EDGE / BUILDERS WORKS

RESIDENTIAL UNIT MIX

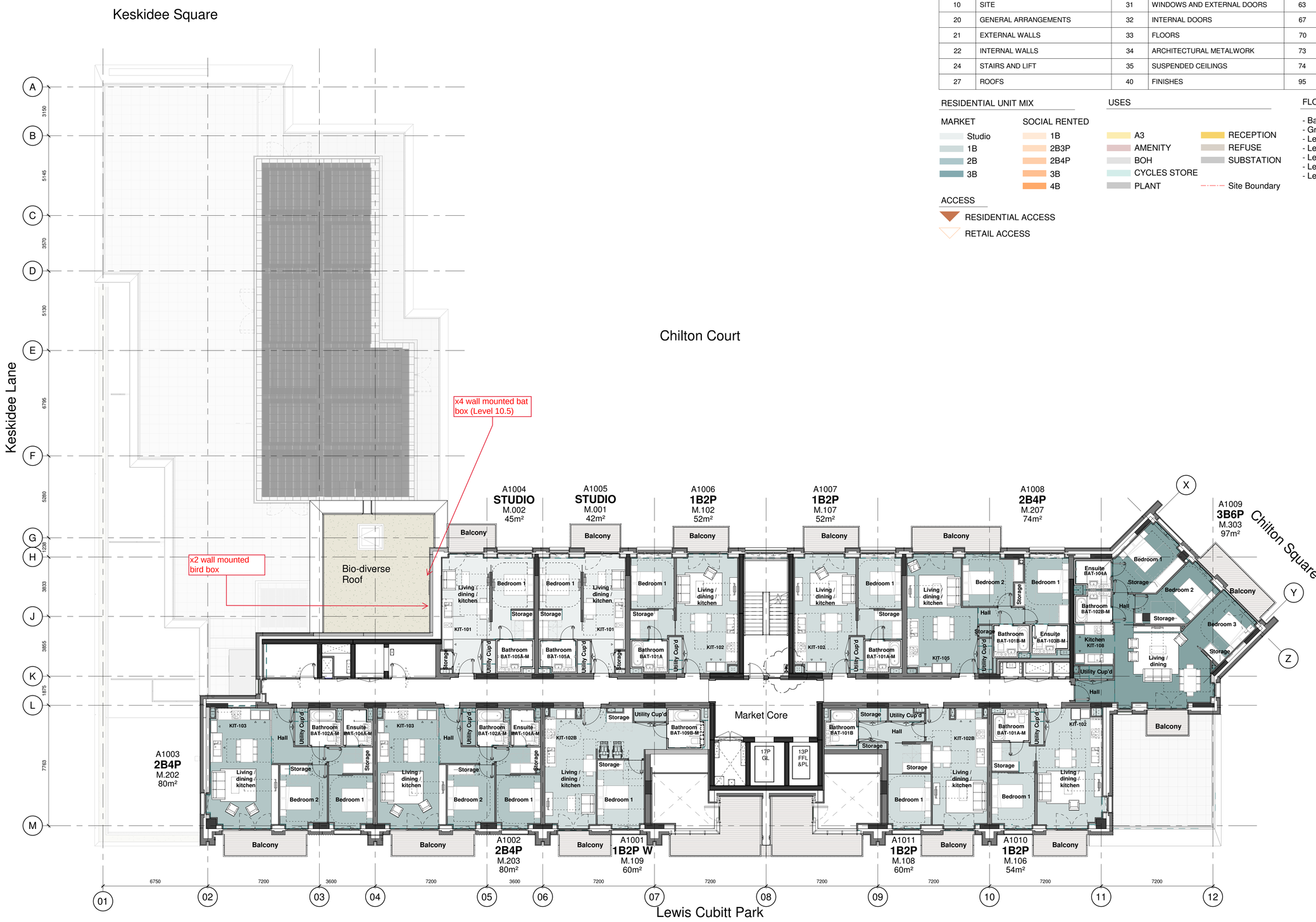
MARKET
- Studio
- 1B
- 2B
- 3B

SOCIAL RENTED
- 1B
- 2B3P
- 2B4P
- 3B
- 4B

USES
- A3
- AMENITY
- BOH
- CYCLES STORE
- PLANT
- RECEPTION
- REFUSE
- SUBSTATION
- Site Boundary

FLOOR TO FLOOR HEIGHTS
- Basement to Ground Floor - 4925mm fl/fl
- Ground to First Floor - 4375mm fl/fl
- Levels 01 - 08 - 3150mm fl/fl
- Level 08 - 09 - 3450mm fl/fl
- Levels 09 - 11 - 3150mm fl/fl
- Level 11 - 12 - 3525mm fl/fl
- Level 12 - 13 - 3500mm fl/fl

ACCESS
- RESIDENTIAL ACCESS
- RETAIL ACCESS



NOTES

THIS DRAWING MUST NOT BE SCALED.

ALL DIMENSIONS ARE TO BE VERIFIED AND CHECKED ON SITE. ANY DISCREPANCIES THAT ARE, OR BECOME APPARENT SHOULD BE REPORTED TO CHAPMAN TAYLOR.

AREAS INDICATED ARE APPROXIMATE GROSS INTERNAL AND NET INTERNAL AREAS, THEY RELATE TO THE LIKELY AREAS OF THE BUILDING AT THE CURRENT STAGE OF DESIGN. ANY DECISIONS TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE AGREEMENTS, OR THE LIKE, SHOULD INCLUDE DUE ALLOWANCE FOR THE INCREASES AND DECREASES INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESS.

KXC-S4-001-A-MMXXX-M3-9004

REV	DATE	BY	DESCRIPTION	CHK'D
C02	20.10.22	RW	A1-DRY RISER PARTITION REMOVED, KITCHEN TYPES UPDATED	AK
C01	28.09.22	RW	S4-ISSUED FOR CONSTRUCTION	AK
P03	22.02.22	PHK	S3-FOR REVIEW AND COMMENT	AK
P02	04.02.22	PHK	S3-FOR REVIEW AND COMMENT	AK
P01	27.01.22	PHK	S3-FOR REVIEW AND COMMENT	AK

PROJECT STATUS: Project Status - Stage 4b

PROJECT: KINGS CROSS S4

CLIENT: LAING O'ROURKE
Bridge Place, Anchor Boulevard
Crossways, Dartford, Kent
DA2 6SN

ARCHITECT: CHAPMAN TAYLOR
GLOBAL ARCHITECTS & MASTERPLANNERS

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www.chapmantaylor.com

DRAWING TITLE: Level 10 Floor Plan
GENERAL ARRANGEMENT

Scale As indicated @A1

INTERNAL JOB NO	ISSUE DATE	DRAWN BY	CHECKED BY	STATUS
A325/KCL	27/01/22	PHK	AK	A1

SITE REFERENCE	BUILDING REFERENCE	PROJECT REFERENCE	ROLE	ORIGINATOR	TYPE	NUMBER	REVISION
KXC	S4	001	A	CTAXXX	20	110	C02

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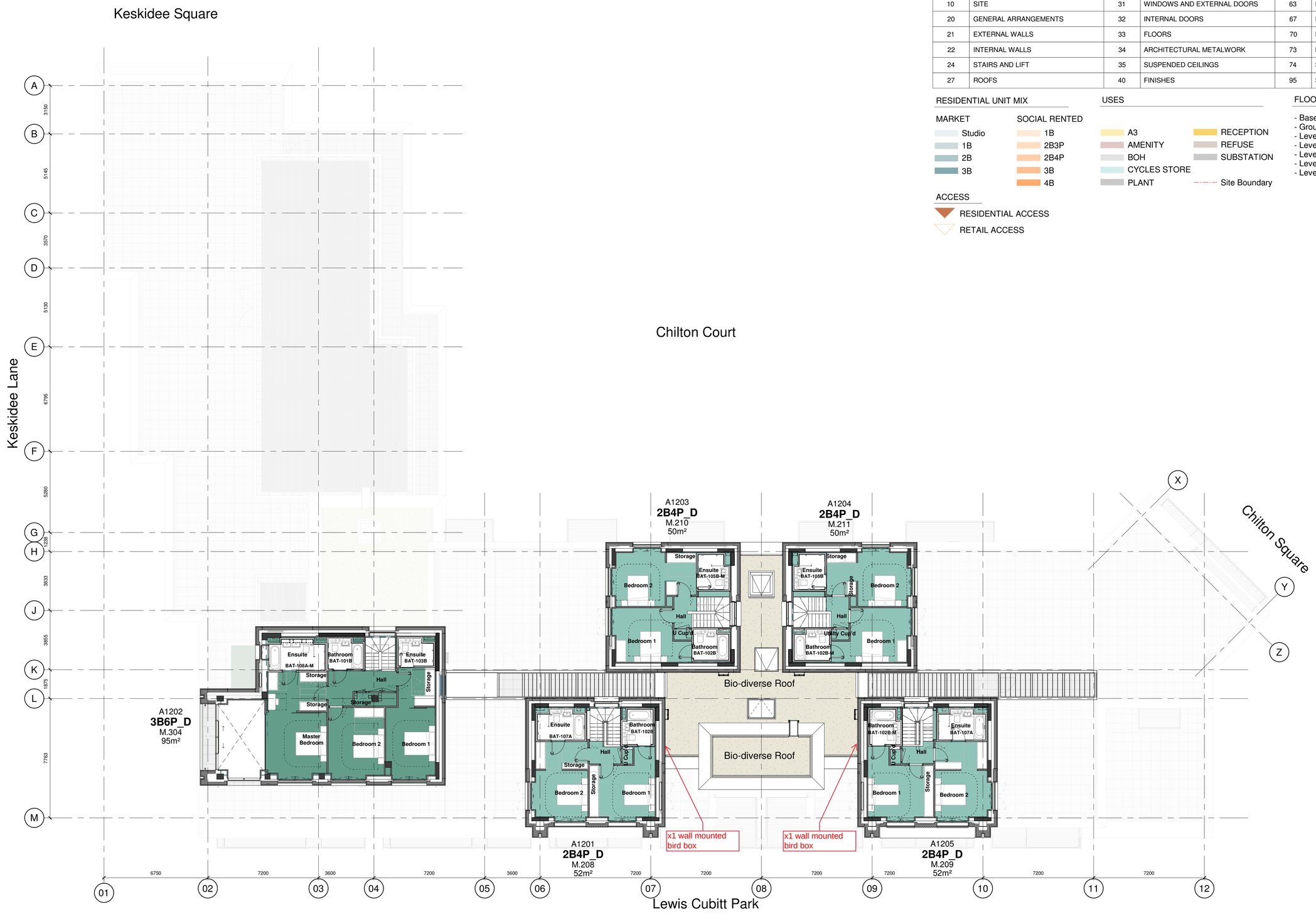

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P01	27.01.22	PHK	S3-FOR REVIEW AND COMMENT	AK

PROJECT STATUS
Project Status - Stage 4b

PROJECT
KINGS CROSS S4

DRAWING TITLE
Level 13 Floor Plan

GENERAL ARRANGEMENT

CLIENT
LAING O'ROURKE
Bridge Place, Anchor Boulevard
Crossways, Dartford, Kent
DA2 6SN

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Scale As indicated @A1

1 5 10 125M

INTERNAL JOB NO	ISSUE DATE	DRAWN BY	CHECKED BY	STATUS
A325/KCL	27/01/22	PHK	AK	A1

SITE REFERENCE	BUILDING REFERENCE	PROJECT REFERENCE	ROLE	ORIGINATOR	TYPE	NUMBER	REVISION
KXC-S4-001-A-CTAXXX-20-113							C02

KXC-S4-001-A-MMXXX-MD-9004