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25th January 2024
Revised: 31st January 2024

Our Ref: RT-MME-160131-RevA

Dear Jenine,

Bird and Bat Box Strategy – IQRA Primary School, 127 Park Hill, London

Introduction

In May 2023, Middlemarch Environmental Ltd was commissioned by Baxall Construction Ltd to produce a Bird and Bat Box Strategy for IQRA Primary School, 127 Park Hill, London. This strategy is required in order to discharge Condition 22 of the planning application associated with the demolition of the current structure and rebuilding of a new two-storey school building. This will include a green roof and semi-natural landscaping areas around more formal sports pitches and playgrounds.

The purpose of this strategy is to identify suitable locations for bird and bat boxes and incorporate their installation into the design of the new development, thus fulfilling the requirements of planning condition 22 which states:

“22: Ecological Enhancement

Prior to the occupation of the development hereby permitted, details including number, type, specification, height and location of bird and bat nesting boxes to be submitted to and approved in writing by the local planning authority and thereafter to be implemented as approved prior to the first occupation of the building.”

The strategy has been developed in accordance with Middlemarch Environmental Ltd's understanding of proposals provided by Baxall Construction Ltd in January 2024.

Enclosed Drawings C160131-01-RevA and C160131-02-RevA illustrates the proposed suitable elevations and locations for the proposed bird and bat boxes. Further details of the exact proposed locations, specification, design and maintenance are provided below.

Bird Boxes

The bird boxes to be installed on site will benefit a range of species of high conservation priority. These include swift *Apus apus* which are an RSPB Red Listed Species of Conservation Concern and both house sparrow *Passer domesticus* and starling *Sturnus vulgaris* which 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 collective population declines in recent years.

Due to the known presence of swifts and confirmed occupied nests in the local area, the proposed integrated bird boxes are exclusively swift boxes. Whilst swifts would be unlikely to use boxes specifically designed for house sparrow or starling, house sparrow and starling can still benefit from and use swift boxes. Therefore, this approach benefits all species and improves the chances of swifts occupying the site. Bird boxes suitable for a range of other bird species are proposed on the trees on site.

The following bird boxes are proposed:

S Brick Integrated Box

Twelve integrated S Bricks (or suitable alternative) are to be installed within the external walls of the building. Boxes are to be installed in clusters, with eight boxes to be installed within the east elevation and four boxes to be installed within the west elevation of the building.

Swift boxes should be installed at least 1 m apart, with a minimum drop height of 5 m with a clear drop zone beneath. Furthermore, swift boxes should be installed in a location where a clear flight path to and from the box is provided, avoiding areas obstructed by adjacent trees, buildings or other features. This species nests colonially therefore boxes should be sited in proximity to one another in order to facilitate the establishment of colonies.

Vivara Pro Seville 28mm and 32mm WoodStone Nest Box

Two 28mm and two 32mm Vivara Pro Seville WoodStone Nest Boxes (or suitable alternative) are to be mounted on the retained trees on the southern site boundary.

Proposed bird box specifications are detailed in Table 1 below.



Bird Box	Notes	Bird Box Image
<p>Action for Swifts-S Brick*</p> <p>12 no.</p>	<p>The S Brick is a proven product that integrates a home for swifts and other cavity-nesting birds, without compromising the integrity or appearance of the building.</p> <p>The S Brick can either be retrofitted or seamlessly installed as part of the standard building process.</p> <p>Standard S Bricks come in two materials (galvanised steel or palight PVC foamboard), two sizes and a choice of facings including render and brick/stone. Bespoke configurations can also be supplied.</p> <p>Internally the nest-chamber is furnished with a 3mm cement-fibreboard rough, absorbent floor. A plywood nest-form is attached to the floor.</p> <p>Available at: https://www.actionforswifts.com/introduction</p>	
<p>Vivara Pro Seville WoodStone Nest Box*</p> <p>2 no. 28mm</p> <p>2 no. 32mm</p>	<p>Nestboxes are manufactured from WoodStone which is a mix of concrete and FSC certified wood fibres. these boxes will not rot away or deteriorate and are guaranteed for 10 years. This robust material safeguards against attacks from predators whilst also providing a well insulated interior with a more consistent internal temperature than an ordinary wooden box.</p> <p>These 28mm and 32mm hole nest boxes are suitable for blue tits, tree sparrows, house sparrows, great tits, crested tits, nuthatches, coal tits and pied flycatchers.</p> <p>The nest box should be sited on a tree at a height of at least 1.5m using an aluminium nail or screw.</p> <p>Dimensions: 31cm x 20cm x 20cm (H x W x L)</p> <p>Available at: https://www.nhbs.com/vivara-pro-seville-28mm-woodstone-nest-box https://www.nhbs.com/vivara-pro-seville-32mm-woodstone-nest-box</p>	
<p>Notes: Images obtained from https://www.actionforswifts.com/ and https://www.nhbs.com/ *or suitable alternative depending on availability.</p>		

Table 1: Proposed Bird Box Specifications

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

Bat Boxes

The bat boxes installed on site will provide roosting opportunities for a range of bat species, including Species of Principal Importance in England and London Biodiversity Action Plan Priority Species such as soprano pipistrelle *Pipistrellus pygmaeus*.

The following bat boxes are proposed on site:

Habibat Bat Box 001 - Custom Brick Facing

Two Habibat Bat Box 001 - Custom Brick Facing (or suitable alternative) are to be installed within the external walls of the building. The boxes are to be installed within the south elevation.

Vivara Pro Large Multi Chamber WoodStone Bat Box

Six Vivara Pro Large Multi Chamber WoodStone Bat Boxes (or suitable alternative) are to be mounted on two retained trees in the east of the site (three boxes per tree). Boxes should be mounted on different aspects to provide a range of climatic conditions.

Proposed bat box specifications are detailed in Table 2 below.


Bat Box	Notes	Bat Box Image
<p>Habibat Bat Box 001 - Custom Brick Facing*</p> <p>2 no.</p>	<p>With the increase in development of new building sites and redevelopment of older buildings, especially in rural areas, availability of roost sites for bat species is becoming more limited. However, bats can be encouraged to remain at old sites or colonise new ones by incorporating artificial roost spaces into the building during the build or renovation process.</p> <p>The Habibat Bat Box is a large, solid box made of insulating concrete with an internal roost space, which can be incorporated into the fabric of a building as it is built or renovated. It is suitable for species which are most commonly found roosting in buildings in the UK, such as Pipistrelle, Natterer's, Whiskered, and Brandt's bats.</p> <p>This box is made to order and faced in brick to match your building.</p> <p>Dimensions: 215mm x 440mm x 102mm</p> <p>Available at: https://www.nhbs.com/habibat-bat-box-custom-brick-facing</p>	

Table 2: Proposed Bat Box Specifications (continues)

Bat Box	Notes	Bat Box Image
<p>Vivara Pro Large Multi Chamber WoodStone Bat Box</p> <p>6 no.</p>	<p>This multi chambered bat box has a large internal space that can accommodate a colony of bats and is a fantastic all purpose box. It can be used as a summer roost, maternity roost or hibernation box during mild winters.</p> <p>The exterior and front panel of the box is constructed using woodstone. This material has excellent thermal properties that ensure the inside of the box will maintain a consistent temperature, is breathable which eliminates the issues with condensation, and has a long lifespan of up to 10 years.</p> <p>On trees: Common pipistrelle, Nathusius's pipistrelle, Soprano pipistrelle, Common noctule, Lesser noctule, Brown long-eared bat, and Natterer's bat.</p> <p>External dimensions: 15cm x 27.5cm x 16cm</p> <p>Available at: https://www.nhbs.com/large-multi-chamber-woodstone-bat-box</p>	
<p>Notes: Images obtained from https://www.nhbs.com/</p> <p>*or suitable alternative depending on availability.</p>		

Table 2 (continued): Proposed Bat Box Specifications

Bat boxes will be installed at a minimum height of 4 m to prevent disturbance, with clear flight access to and from the box entrances.

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, any 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 in order not to deter bats.

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.

Amelia Collins
Ecological Consultant

Checked and Approved By:

Jamie Fletcher ACIEEM
Principal Ecological Consultant



Legend

- Tree mounted bat box
- Integrated bat box
- Integrated S brick
- Tree mounted 28 mm bird box
- Tree mounted 32 mm bird box
- Proposed tree
- Removed tree
- Retained tree
- Wall - perimeter greening
- Habitat area
- Soft informal
- Soft landscape/planting beds
- Sedum roof
- Extensive green roof
- Hard landscape
- L-Zz5010-RedLineBoundary

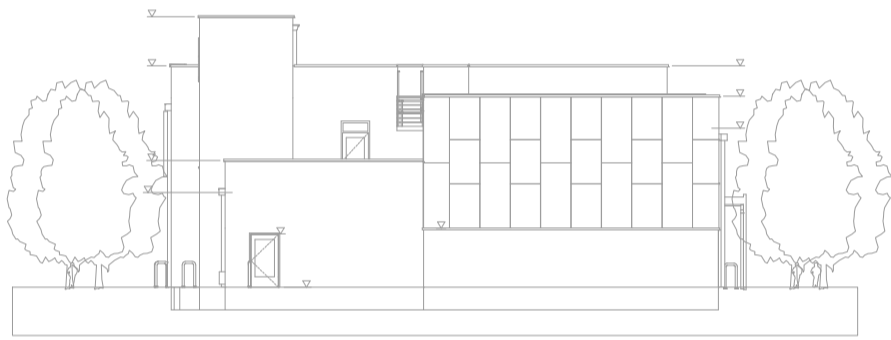
Notes:
Exact locations of boxes to be specified by suitably qualified ecologist on site.

Project	Iqra Primary School	
Drawing	Bat and Bird Box Strategy Map	
Client	Baxall Construction	
Drawing Number	C160131-01	Revision 00
Scale @ A3	1:400	Date January 2024
Approved By	AC	Drawn By CD
MIDDLEMARCH		
Triumph House, Birmingham Road, Allesley, Coventry CV5 9AZ T:01676 525880 E:admin@middlemarch-environmental.com		
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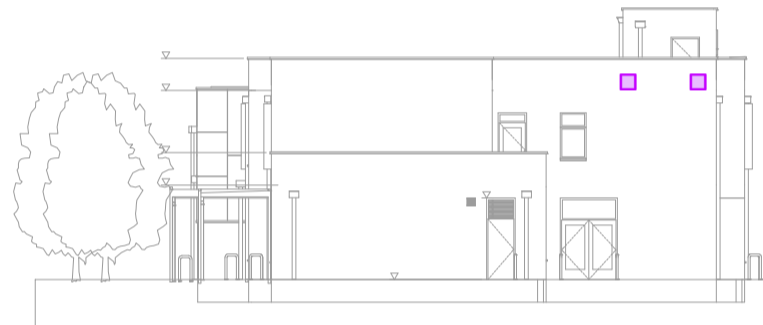
C160131-01



Elevation West



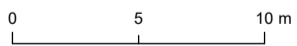
Elevation North



Elevation South




Elevation East



Legend

- Integrated S brick
- Integrated bat box

Notes:
Exact locations of boxes to be specified by suitably qualified ecologist on site.

Project		Iqra Primary School	
Drawing		Bat and Bird Box Strategy Elevations Map	
Client		Baxall Construction	
Drawing Number	C160131-02	Revision	00
Scale @ A3	1:300	Date	January 2024
Approved By	AC	Drawn By	CD
			
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C160131-02