

Biodiversity Enhancement Scheme

River Academy, Richfield Avenue, Reading

Presented to Bowmer and Kirkland

Issued: June 2023

Delta-Simons Project Number: 21-1172 / 89826.550972

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
3	Final	26 th June 2023		<i>B. Hodgins</i>	<i>J. Britt</i>	<i>J. Britt</i>
				Becky Hodgins Consultant Ecologist	Jennifer Britt Associate Ecologist	Jennifer Britt Associate Ecologist

1.0 Context and Purpose

Delta-Simons Ltd. has been appointed by Bowmer and Kirkland (the 'Client') to prepare a Biodiversity Enhancement Scheme for the development of land at Richfield Driving Range, Richfield Avenue Reading Berkshire RG1 8EQ (hereafter referred to as the 'Site'). The Site has been granted planning consent (Planning Permission Reference 212061 granted by Reading Borough Council 20 July 2022) for the construction of a new three-storey 8 form entry school for years 11 - 16, including a SEND unit and 300 place 6th form (total school capacity of 1500 pupils) including the creation of a new access from Richfield Avenue, new parking area, cycle parking landscaped areas, external play areas, Multi Use Games Area (MUGA) and sporting pitches. Planning condition 39 states:

Condition 39 - Biodiversity enhancements

No development above foundation level shall commence until full details of biodiversity enhancements, to include locations and elevations:

- Twelve integrated bird and integrated bat boxes, tiles or bricks on and around the new buildings have been submitted to and approved in writing by the council.*

The biodiversity enhancements shall thereafter be installed as approved. REASON: To incorporate biodiversity in and around developments in accordance (paragraphs 179 and 180 of the NPPF) and in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

2.0 Biodiversity Enhancement Scheme

The inclusion of integrated bird nest/bat roost features into the construction of the new build has been explored. The facade of the building includes areas of brick slip cladding, and fibre cement cladding. The void dimension behind the brick slip is 45mm and the void behind the fibre cement panel is 76mm. This does not leave sufficient cavity depth for integrated nesting/roosting products. Drawing 1 indicates an external wall section detail to illustrate the constraints to integrating ecological features. The building also features parapet walls and does not include any overhanging eaves beneath which bird nest boxes could be integrated.

As an alternative, and to maximise the value of enhancement features at the Site, it is proposed to include a variety of bird and bat boxes within areas of soft landscaping at the Site. These will be located away from

high anthropogenic disturbance and artificial light disturbance and will have better connectivity to vegetation corridors for foraging and shelter.

The type of nest boxes has been chosen to benefit birds of conservation concern, which are known to occur in the local area (informed by the local records centre) and which are most likely to be attracted to the Site following the development. As such bird boxes will include:

- Four open fronted boxes (Barcelona Open Nest Box - Brown (wildcare.co.uk)) suitable to support spotted flycatcher, grey wagtail and common species such as robin and wren. These boxes are to be installed on retained trees between 2.5 - 4 m above ground, and on the 2.4 m high weldmesh fencing separating the ditch habitat;
- Two boxes suitable to support tawny owl and stock dove (Tawny Owl, Stock Dove and Jackdaw Nest Box (wildcare.co.uk)) to be pole mounted at the edge of the northern area of the Site adjacent to existing vegetation at height of 2.5 - 4 m;
- Two starling nest boxes (Vivara Pro Woodstone Starling (wildcare.co.uk)) installed on a retained tree at a minimum height of 2 m. Both boxes are to be installed on the same tree to reflect the colonial behaviour of this species;
- One kestrel nest box (Kestrel Nest Box | The Nestbox Company), to be pole mounted at least 5 m above ground and with a good viewpoint. Located at the northern Site boundary, this offers good connectivity to the adjacent Rivermead Park; and
- Three hole-fronted boxes (Bilbao Nest Box (www.wildcare.co.uk)). One to be installed on a retained tree in the south of the Site at a minimum height of 2.5 m, and two installed on the 2.4 m high weldmesh fencing at the western Site boundary. These are to be located within the service yard, which is fenced off from general activity and is anticipated to be less susceptible to interference.

Indicative locations are shown in Figure 1.

Twelve bat boxes are also to be installed at the Site. These are to be pole mounted at a minimum height of 2.5 m, with two boxes on each pole (Pole Mounted Bat Box | The Nestbox Company), located at the edge of the Site adjacent to boundary vegetation. These are located in the northern area of the Site which is not subject to artificial lighting. Two poles, each with two boxes will be installed at each location. This provides a cluster of roosting opportunities and allows for boxes to be orientated to different aspects, maximising opportunities for suitable roosting conditions throughout the year.

The indicative locations of the bat boxes are shown in Figure 1.

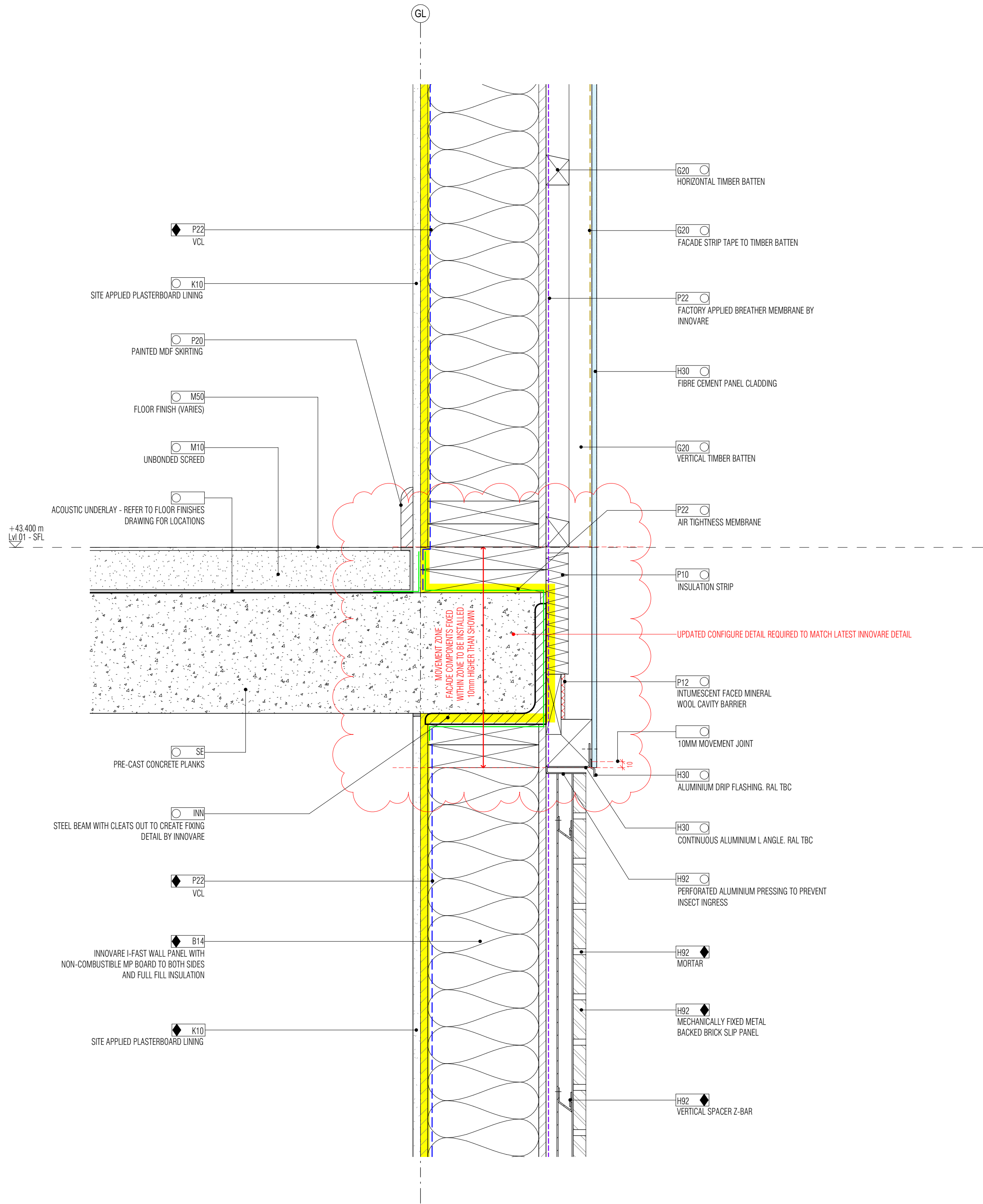
Enclosed:

Figure 1 Indicative Location of Bird and Bat Boxes

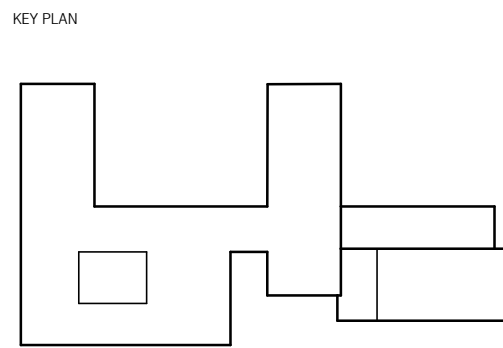
Drawing 1 External Wall Section Detail

Figure 1 - Indicative Location of Bat Boxes on Building Elevations

Drawing 1 - External Wall Section Detail



1 SECTION DETAIL - BRICKSLIP TO FIBRE CEMENT PANEL
8210 1:5



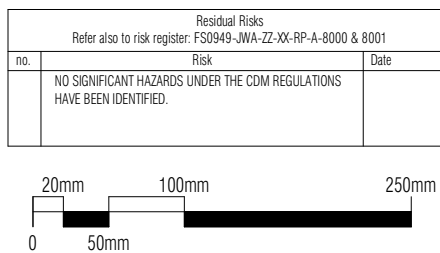
NOTES
DRAWING TO BE READ IN CONJUNCTION WITH:
FS0949-JWA-ZZ-ZZ-DR-A-2100 SERIES SECTOR PLAN DRAWINGS
FS0949-JWA-ZZ-ZZ-DR-A-3200 ENLARGED ELEVATION DRAWINGS
FS0949-JWA-ZZ-ZZ-DR-A-4200 DETAIL SECTION DRAWINGS

KEY	
	PRIMARY AIRTIGHT LINE
	OFF-SITE CONSTRUCTION
	ON-SITE CONSTRUCTION
	CLADDING MATERIAL TO BE INSTALLED ON SITE

MEMBRANES	
	VCL
	SINGLE PLY ROOF MEMBRANE
	ROOF COVERSTRIP
	AIR & WATERTIGHT MEMBRANE
	AIR TIGHTNESS MEMBRANE
	SELF-ADHESIVE WATERPROOF MEMBRANE
	BREATHER MEMBRANE

	INSECT MESH
	UV FACADE STRIP TAPE
	GEOMEMBRANE
	DAMP PROOF MEMBRANE
	DAMP PROOF COURSE

LEVELS ANNOTATION	
SFL	STRUCTURAL FLOOR LEVEL (TOP OF SCREED OR TOP OF SPRING FLOOR SYSTEM)
SSL	STRUCTURAL SLAB LEVEL
TOU	TOP OF UPSTAND



REV	DATE	DESCRIPTION	DRAWN BY	QC	WE
FS1	01.07.22	EXTERNAL DETAILS PACKAGE INITIAL ISSUE			

DRAWING TITLE
EXTERNAL WALL
SECTION DETAILS

SUITABILITY DESCRIPTION
FOR REVIEW & COMMENT
DRAWING NO
FS0949-JWA-ZZ-ZZ-DR-A-8210 P01

STATUS
S3

CLIENT
BOWMER & KIRKLAND LTD
PROJECT
RIVER ACADEMY

SCALE
1:5
DISCLAIMER
DO NOT SCALE THIS DRAWING ALL DIMENSIONS MUST BE CHECKED ON SITE INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

SHEET
A1
+44 (0) 20 7380 0382
jesticowhiles.com
architecture + interior design
london + prague

jestico + whiles

Sutton Yard 65 Goswell Road
London EC1V 7EN