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Rev A



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Application Ref: -

58 Kings Road
READING
RG1 3AA

**Proposed erection of a 4-storey building comprising 3 x 2-bed flats and 1 x 1-bed flat.
Single storey rear extension, third storey extension with associated internal alterations.**

This document is prepared in support of application at 58 Kings Road, Reading.

1- Introduction

The application site is located in Central Reading and fronts Crane Wharf immediately adjacent the River Kennet at the rear and Kings Road at the front. The proposal would be located to the rear of the existing building which is used as a tarmacked parking area. There is no landscaping present on site.



Figure 1 - View of the site

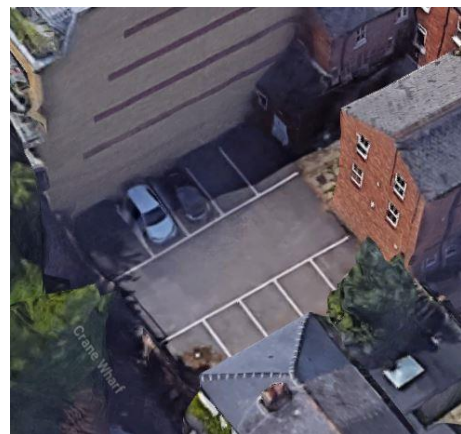


Figure 2 - Aerial view of the site

2- Biodiversity, ecological statement and landscape principles

The proposal will result in net increase of biodiversity due to the introduction of green areas which are not present on site. The site is tarmacked and used as a parking area.

The use of green roofs and green areas (garden for flat 1 gf) provides new urban habitat for plants and animals, like birds and insects, thereby increasing biodiversity among other benefits (e.g., improved air quality etc.).



Figure 3 - Aerial view of the proposal showing proposed green areas.

Also, additional enhancements will be implemented listed below:

Bat Boxes

In order to provide roosting opportunities for bats, bat boxes will be installed on new build and on the existing property. The boxes will be positioned in accordance with best practice, indicative locations are shown on (Appendix A) and a guidance document with the types of bat boxes is attached at Appendix B.

Bird Boxes

Bird boxes are installed to encourage birds to take up residence and breed on site. Orientation of the boxes makes little difference if they are out of the prevailing wind and not exposed to long hours of sunshine. However, generally bird boxes should be placed with a north / north- east

facing aspect, which will avoid exposure to strong sunlight and the wettest winds, and at a suitable height to reduce the risk of predation.

A selection of boxes suitable for a range of species has been proposed (Appendix B). In the context of this scheme, up to 2no. box will be integrated in the fabric of the building.

3- Conclusion

The implementation of the above provided as part of the development, will ensure that the provisions of the National Planning Policy Framework (NPPF, 2019) and local Planning Policies are upheld and there will be a net gain of biodiversity on the site, and it will result in a significant improvement of the current existing conditions on site.

Yours sincerely,

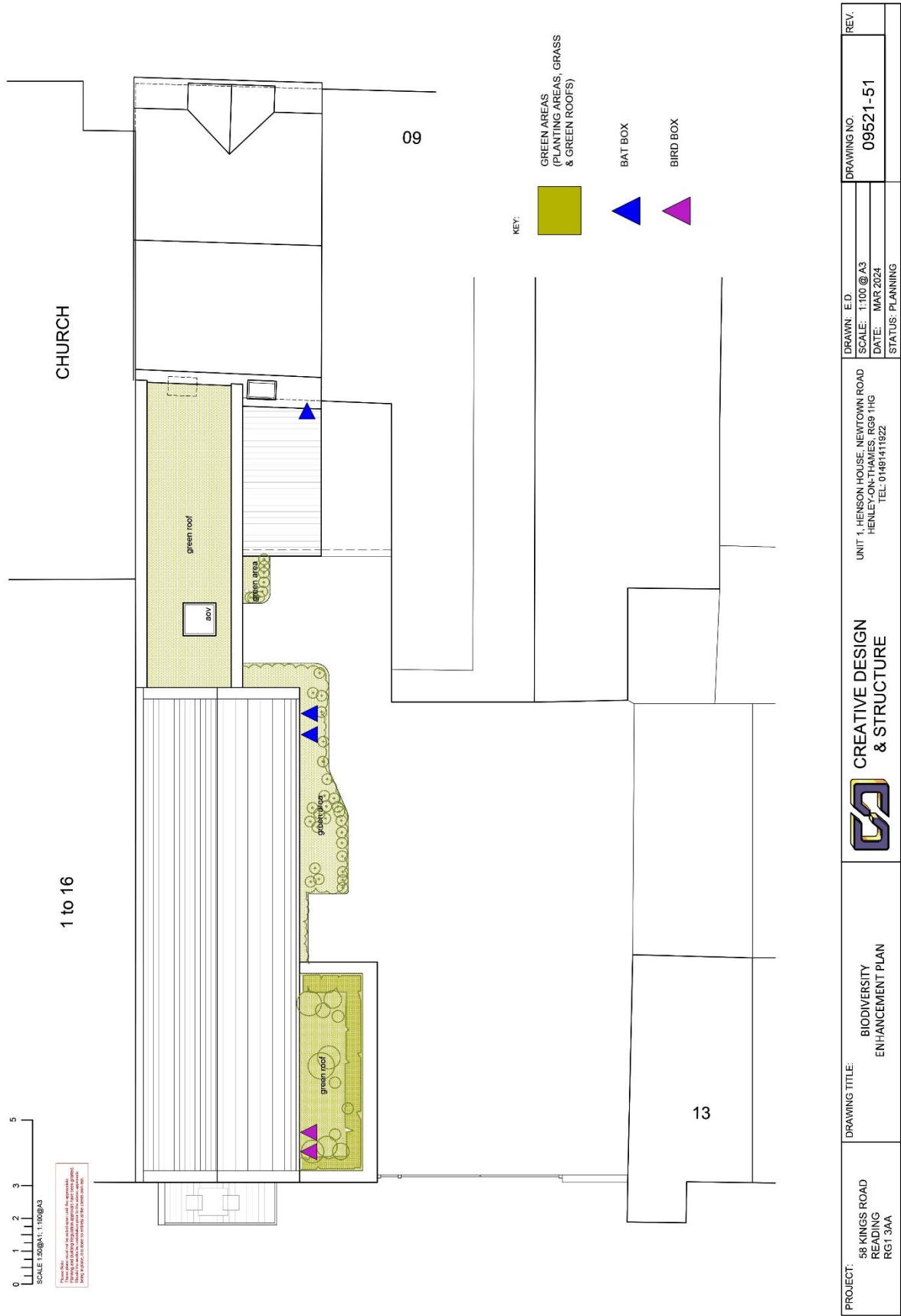
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(For and on behalf of Creative Design and Structure Ltd)

Appendix D

Biodiversity Enhancement Plan



Appendix B

Bird and bat box guidance document

Overview

The boxes used should be made of woodcrete material (or equivalent) wherever possible and be positioned in accordance with good practice. All the boxes can be obtained from the following suppliers:

Jacobi Jayne <https://www.livingwithbirds.com/>
Envisage Wildcare <https://www.wildcare.co.uk/>
NHBS www.nhbs.com

Bird Box Installation Guidance

The requirements for nest boxes vary between species. However, there are some general rules to follow:

- Boxes should be located in a sheltered position out of strong sunlight, wind and rain. Generally, this means that the box should be positioned somewhere between the northeast and southeast side of a structure.
- For extra shelter, smaller boxes should be positioned at a slight forward angle.
- Large open boxes should be angled upwards when mounted to allow the nest to rest naturally at the back of the box.
- Boxes should be positioned out of the reach of predators where possible (e.g. cats).
- A density of around 10 bird boxes per hectare is acceptable.
- Position boxes away from bird tables and other feeding areas where possible.

Bat Box Installation Guidance

- Boxes should be located in a sheltered position, out of strong wind, but exposed to sunlight for part of the day to provide solar warming.
- When installed on trees, where possible boxes should be put up in groups of two or three, facing in different directions to allow bats access to a range of temperature conditions. Furthermore, it is recommended that, to avoid competition for bat boxes, bird boxes should also be installed on the same trees.
- It should be ensured that the entrance hole to the box is kept clear, so that bats can access it freely.
- Ideally bat boxes should be positioned near linear vegetation (e.g. a hedgerow).
- When installing boxes on trees, the ideal position is at around 3-5 metres or more.
- On buildings, boxes should be positioned high up by the eaves to avoid bats being predated by cats and other predators.
- Boxes should be installed out of the direct line of artificial lighting, both current and to be installed.

The following are some of the types of bird and bat boxes to be used:



▲ During installation



▲ Nest in 1SP

General details: While nesting and raising their young both types of sparrow feed exclusively on insects, especially arthropods (insects with segmented legs). Therefore, their traditional role in keeping down pests and maintaining the balance of nature is a very important one, though not always recognised.

Different species of sparrows can be found around our human homes:

House Sparrow (*Passer domesticus*): These birds thrive in areas cultivated by man, from villages to large cities.

Tree Sparrow (*Passer montanus*): Also widely distributed throughout towns and villages as well as the surrounding fields, farms, woodlands and hedges, and woodlands bordering rivers and streams.

Recently the numbers of both species have declined substantially and in some areas they are now rarely seen. Long term studies have confirmed this drastic reduction in their numbers across Europe. The causes include the clearance and monotonous nature of rural areas, the sterility of many gardens and landscaped areas, and the use of chemicals in agriculture and gardens. The survival of these species is particularly threatened by widespread building renovation and clearance which denies them many nesting possibilities.

» SPARROW TERRACE 1SP

Occupants: House and Tree Sparrows, and in some instances other birds which use nest boxes such as Tits, Redstarts and Spotted Flycatchers.

Material: SCHWEGLER wood-concrete.

Siting: On all types of houses in built-up areas, and on industrial and agricultural buildings such as barns, sheds and factories.

Installation height: 2 metres or more above ground level.

Cleaning: Cleaning is advised but is not essential. By turning the safety catch by 180° the front panel can be removed.

Dimensions of the three brood chambers:

H 16 x W 10.5 x D 15 cm (each).

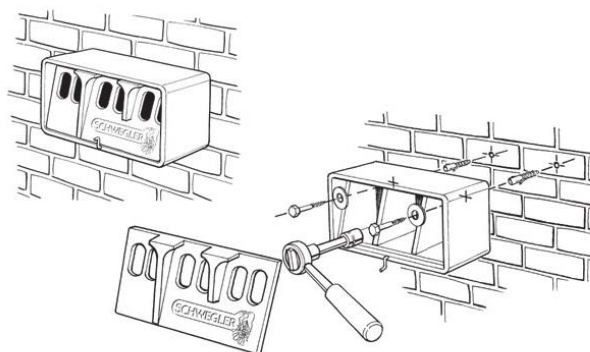
External dimensions: H 24.5 x W 43 x D 20 cm.

Weight: approx. 15 kgs.

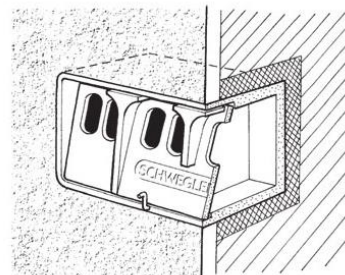
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▲ 1SP built into a wall



▲ Simple surface installation using the plugs and screws supplied



▲ Complete installation as a nesting block within brick or concrete walls. To avoid heat-conduction please also use wall insulation, or install at a suitable depth in the wall

BAT CONSERVATION ON BUILDINGS

Summer Bat Roost 1FQ



This is the ideal Bat Box for all types of Bats that inhabit buildings. The Bats may use it for roosting, to form a colony or to shelter their young.

▲ ▼ Examples of installation



▲ Noctule

» SUMMER BAT ROOST 1FQ for installation on external walls

Internally it has two main areas which can be viewed at any time by removing the front panel (see figure 1). The hole at the bottom provides the entrance and allows droppings to fall out. The box requires no maintenance or cleaning. Bats search for and inhabit spaces which suit their own particular habits and requirements; their differing preferences have been carefully reflected in the design of this product. For example, the outside of the front panel has been roughened to enable the animals to land and hang on to it securely (see figure 2), and access is via a step-like recess to ensure that even inexperienced young Bats quickly become accustomed to it.

Installation: Using the four screws and plugs provided (see figure 1), the box can be easily attached to most types of external brick, timber or concrete walls (see figures 3 and 4). It will also attract Bats if it is placed inside a roof space or inside historic buildings. When it is fixed to timber we recommend that the gaps between the wall and the box are sealed with silicone to prevent moisture being trapped.

Installation height: Position 3 metres or higher above the ground in a place where there is a clear flight path for Bats entering and leaving the box.

Inside: Inside the roost, a special surface structure is incorporated on the back which are good insulators and are used by the Bats as perches, and the inside front has a special porous coating which helps to maintain the ideal temperature inside the box. The internal layout means that there are three different areas from which Bats can hang and which offer different degrees of brightness and temperature. There are also non-slip areas, gaps ranging from 1.5 to 3.5 cm in width, and places to hide (see figure 2).

Material: The box is made of special weather-resistant, air-permeable and rot-proof SCHWEGLER wood-concrete. Because this material is so long-lasting, and because the design of the box prevents water entering (see figure 3), the box will help Bats for decades. The front panel is painted during manufacture; if you wish to match an existing colour, it can be painted with an air-permeable wall paint.

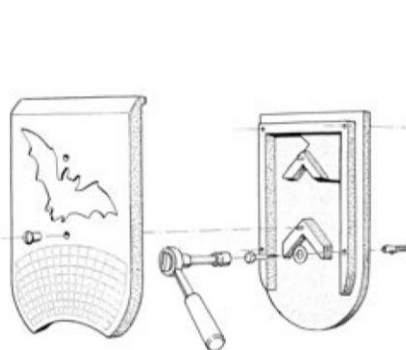
Note that the rear has been left untreated to provide better contact with the mortar if it is installed within the rendering on an outside wall. All metal parts with which the animals come into contact are made of rustproof material.

Dimensions: W 35 x H 60 x D 9 cm.

Weight: approx. 15.8 kg.

Includes: Bat Box, screws and plugs.

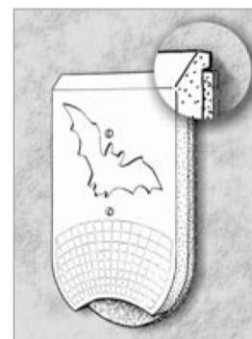
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▲ Fig. 1



▲ Fig. 2



▲ Fig. 3



▲ Fig. 4