



Granville Studio
Waterlane
Oakridge
Gloucestershire
GL6 7PJ

Our Ref. d467.3

Date: 30th May 2025

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West Berkshire Council

Council Offices, Market Street

Newbury, RG14 5LD

ROYAL BERKSHIRE ARCHIVES

Technical note: Bird and bat boxes

Background information:

This technical note relates to the Royal Berkshire Archives at 9 Coley Avenue, Reading where planning permission (PL/21/1485) has been given to extend the existing building and for associated site works. This note provides advice on integrating bird and bat boxes to the development, in accordance with Planning Condition 7, which states:

*“No development shall commence on site until details of biodiversity enhancements, to include the following, have been submitted to and approved in writing by the Local Planning Authority:
a) integral bird and bat boxes, tiles or bricks on and around the extension.”*

The advice is formulated on the basis of the ‘Proposed Site Plan’ (6140-P-25), the ‘Design and Access Statement’ (August 2021), and the ‘Heritage Proposals’ (December 2020) prepared by Quattro Architects. These indicate the extension to have a flat single ply roof, north and east elevations to be faced with Ibstock bricks, and the south elevation to be completely rendered.

The positions of boxes are selected with the purposes of: minimising a risk of bird and bat droppings being found around doorways and windows, away from regular human disturbance, being out of reach of predators, avoiding direct sunlight (bird boxes), maximising insolation (bat boxes), being at an appropriate height for the species, and being appropriate to the materials and design of the building.

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Recommendations:

North elevation – new extension

2no. Ibstock 'Eco-habitat for Swifts' within the dark-grey brickwork (the colour can be chosen from a variety of red, blue or buff brick to suit the background).

Place high up within brickwork close to black metal capping and not above the rendered section.

North elevation – existing building

1 no. Vivara Pro WoodStone house martin nest (right entrance)

1 no. Vivara Pro WoodStone house martin nest (left entrance)

Place at highest point on wall, directly beneath roof overhang. Aim for 2-3m apart, maximising distance from any electric lighting.

East elevation – new extension

2no. Ibstock 'Eco-habitat for Swifts' within the dark-grey brickwork (the colour can be chosen from a variety of red, blue or buff brick to suit the background).

Place high up within brickwork close to black metal capping and not above the rendered section.

South elevation - new extension

2no. Vivara Pro UK Build-in WoodStone bat boxes.

Bat boxes to be recessed into wall cavity, close to each end of the extension at south elevation. Place high up, within 1m of the roof capping,

Garden

In addition, one or two 'Small bird nest boxes' made from FSC timber could be placed onto trees around the Royal Berkshire Archives site. Boxes should be positioned facing northwards. Trees most suitable for boxes are outside of the red-line boundary however.