

Project Information

Site Address: 23 Church End Lane, Tilehurst, Reading, RG30 4XA

Drawing Reference: PL/A724/07A – Proposed Site Plan Hard & Soft Landscape Layout

Document Reference: PL/A724/D02A – Details of biodiversity enhancements rev A

Application Type: Approval of details reserved by condition (APP. REF. PL/25/0273)

1. Integrated Bat Box

Product Description

The integrated bat box is a cast-concrete roosting unit designed to be built directly into new brick or blockwork. This unit will be fully integrated into the brickwork and will NOT be surface-mounted.

Key Features

- Tiered entrance to encourage bat use and deter predators.
- Internal textured FSC-certified timber roosting panel.
- Durable cast-concrete construction with recycled content.
- Available in White or Charcoal.

Specifications

- Dimensions: 440 mm × 215 mm × 120 mm
- Weight: 15 kg
- Material: Cast concrete using CEM1 cement with up to 75% recycled china-clay waste and integrated waterproofing agent



2. Integrated Bird Box

Product Description

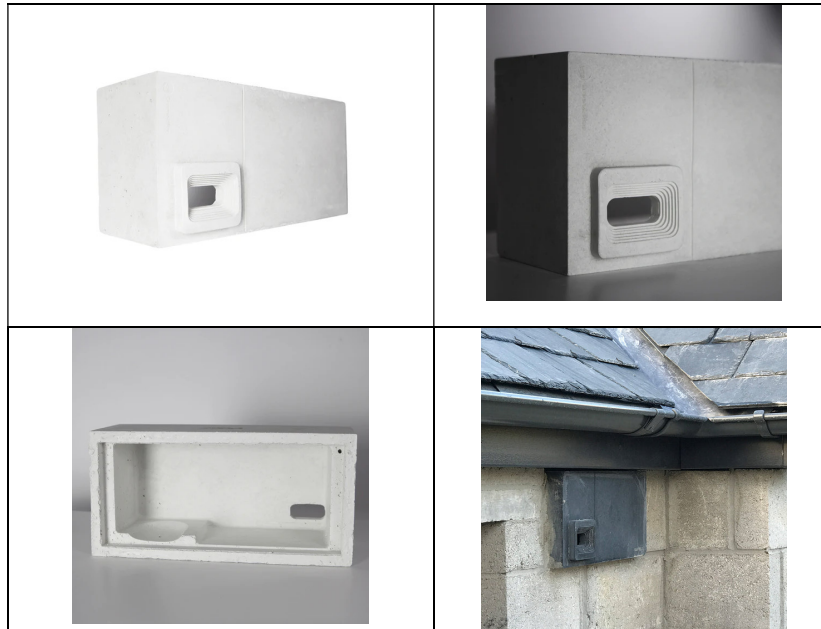
A cast-concrete integrated swift nesting box designed to be built directly into the new external wall. This unit will be fully integrated into the brickwork and will NOT be surface-mounted.

Key Features

- Small swift-specific entrance.
- Internal nesting bowl.
- Durable cast-concrete construction.
- Available in White or Charcoal.

Specifications

- **Dimensions:** 440 mm × 215 mm × 160 mm
- **Weight:** 16.5 kg
- **Material:** Cast concrete using CEM1 cement with up to 75% recycled china-clay waste and integrated waterproofing agent.





3. Hedgehog Access Gap (Hedgehog Highway)

To ensure permeability for hedgehogs and comply with best practice, two hedgehog access gaps will be provided.

Gap Specification

- **Size:** 130 mm × 130 mm (minimum recommended size)
- Formed within the gravel board or lower fence panel
- Maintains safe passage between gardens and surrounding habitat

Locations

1. Northern boundary fence – 13 cm × 13 cm access gap
2. Eastern boundary fence – 13 cm × 13 cm access gap

These two access points ensure full permeability across the garden boundaries and directly address the ecology officer's request for more than one gap.

4. 4 Native Landscaping

All planting has been revised to ensure native, wildlife-friendly species.

Native Hedge (North & East Boundaries)

A mixed native hedge will be planted, comprising Hawthorn, Blackthorn, Hazel, Dogwood and Field Maple.

Native Replacement Trees

Two native trees will be planted:

- **Sorbus aucuparia** (Rowan)
- **Crataegus monogyna** (Hawthorn)

Shallow Planting Bed

A shallow (max 150 mm) planting bed using *Stipa tenuissima* or low native perennials will be installed, avoiding the manhole cover and tree pits.

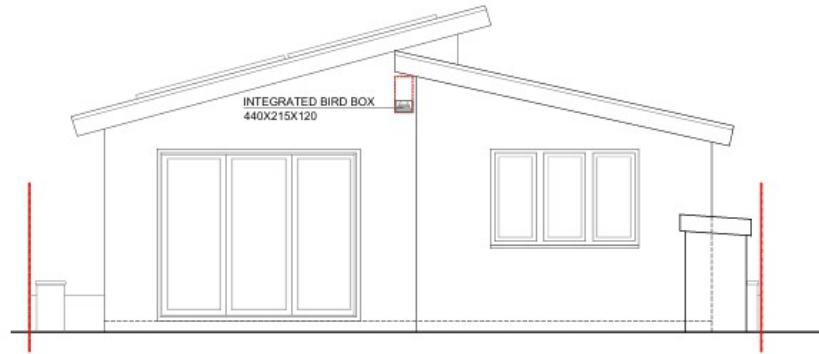


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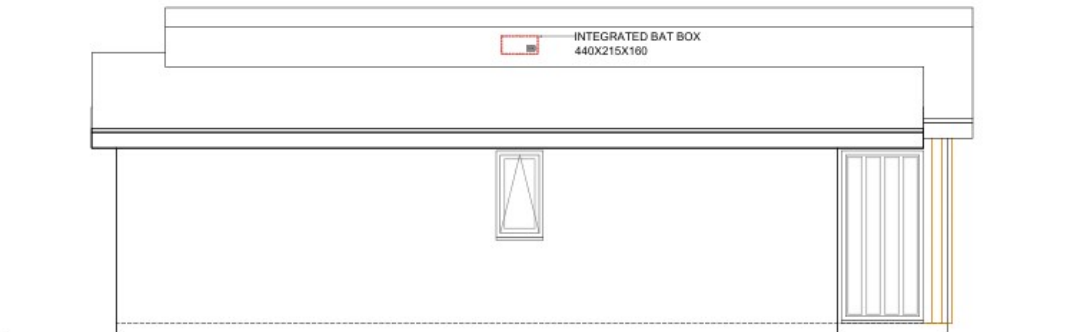
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Elevations below showing the location of the bird and bat box to be installed



REAR EAST ELEVATION AS PROPOSED

23 CHURCH END LANE, READING - RG30 4XA



SIDE NORTH ELEVATION AS PROPOSED

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