

## Bio-diversity Enhancement Statement

**Site Address:** 7 Wellington Avenue, Reading, RG2 7BP

**Drawing Reference:** PL/A717/14A – Proposed Elevations

**Document Reference:** PL/A717/D01 – Details of biodiversity enhancements

**Application Type:** Approval of details reserved by condition (APP. REF. **PL/26/0912**)

### 1. Bat Access Tile

#### Product Description

A handcrafted clay tile that provides a discreet, weatherproof entry point for bats while maintaining the traditional look of Tudor-style roofs. Designed to blend seamlessly with heritage clay tiles, it supports bat conservation without compromising your roof's appearance.

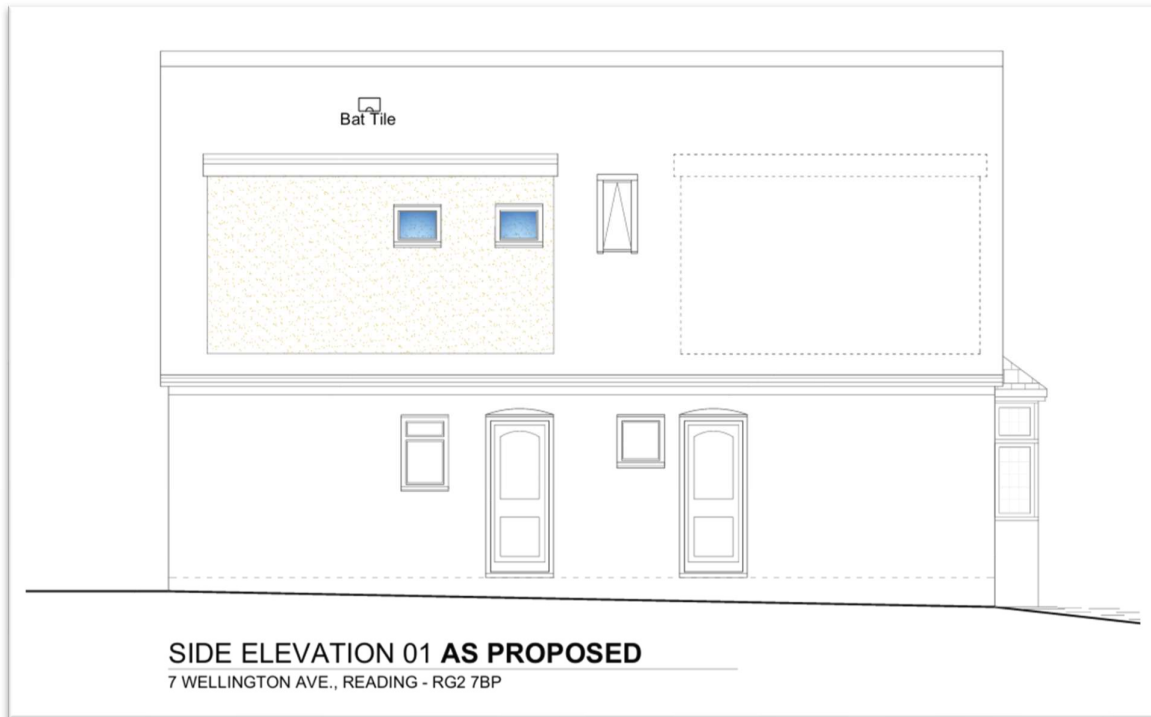
#### Key Features

- Weatherproof design
- Traditional look
- Compatible with Tudor tiles
- Supports bat conservation
- Wildlife friendly

#### Specifications

- **Material:** Clay
- **Size:** 265mm x 165mm
- **Style:** Bat access set
- **Finish:** Handmade
- **Markings:** UKCA & CE





Side elevation position showing for bat tile

## 2. Bird Box

### Product Description

A durable, single-chamber swift nest box designed for external mounting on buildings. Made from long-lasting ResCom® Cellular Magnesia Cement board and coated with cork insulating paint, it provides a safe, stable nesting space for swifts and can be painted to match the building façade. Integrated internal box cups help protect eggs and chicks, while the entrance is sized specifically for swifts.

#### Key Features

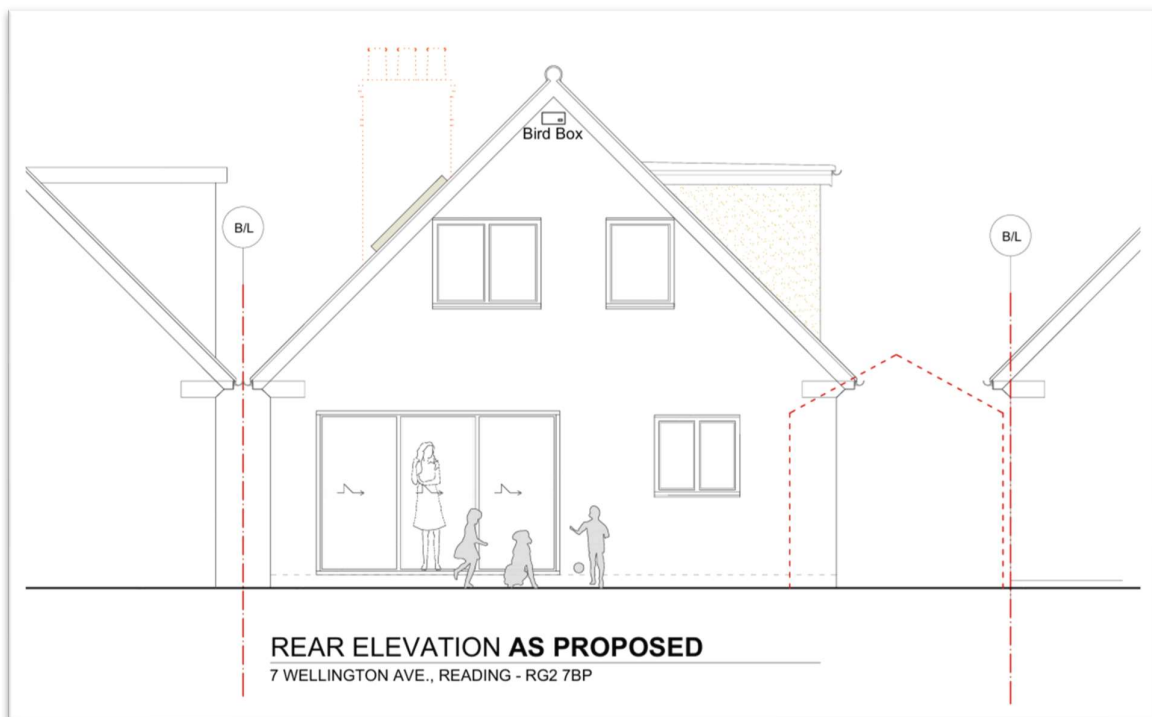
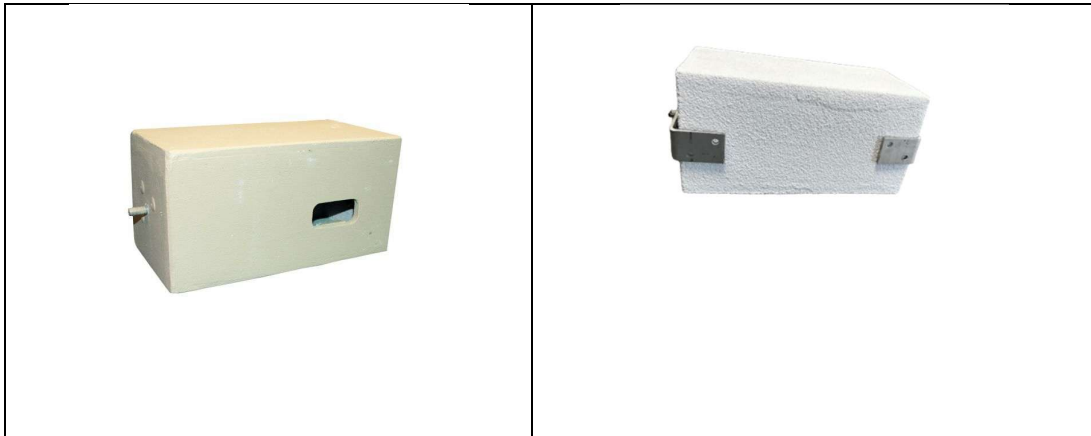
- Single chamber for external wall installation
- Swift-specific entrance (28.5 × 64 mm)
- Robust ResCom® Cellular Magnesia Cement construction
- Cork-coated exterior; paintable if required
- Integrated internal box cups for nest security
- Supplied with aluminium bracket and masonry screws

#### Siting & Installation

Mount at least 5 m above ground with a clear flight path; avoid south-facing walls.

#### Specifications

- Material: ResCom® Cellular Magnesia Cement board
- Dimensions: 300 × 150 × 150 mm
- Entrance: 28.5 × 64 mm
- Weight: ~2 kg
- Fitting: External wall mounting
- Guarantee: 30 years



Rear elevation position showing for bird box mounting

### 3. Hedgehog Access Gap

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

#### Gap Specification

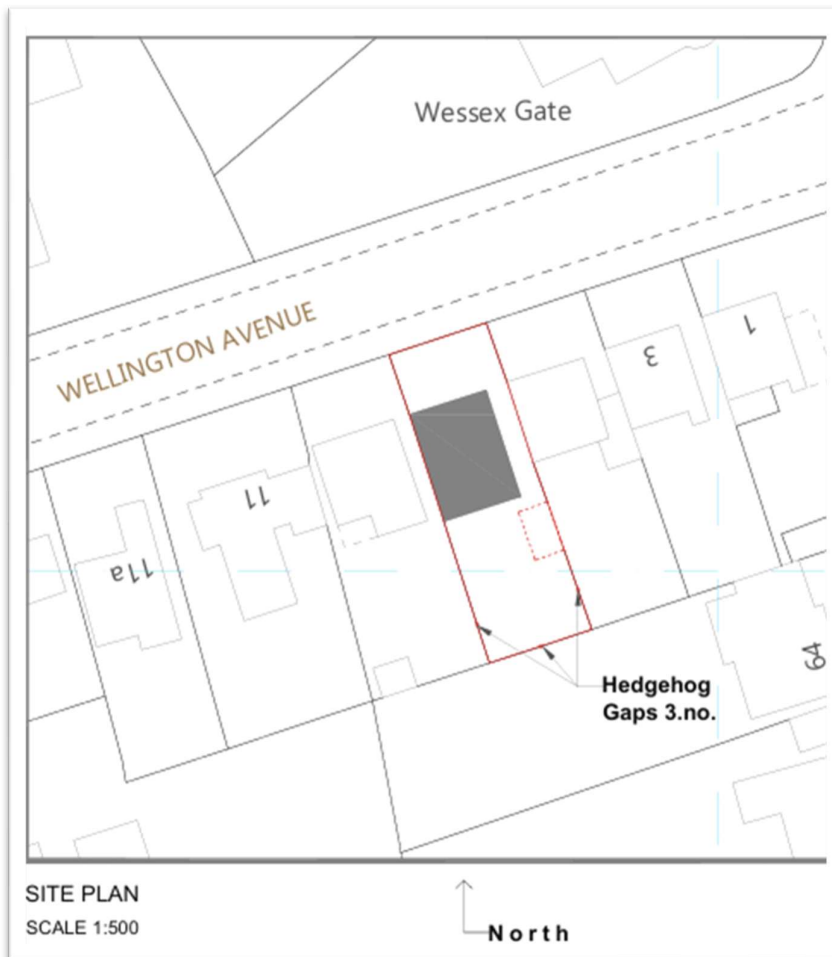
- **Size:** 130 mm × 130 mm (minimum recommended size)
- Formed within the gravel board or lower fence panel

- Maintains safe passage between gardens and surrounding habitat

### Locations

1. Rear boundary fence – 13 cm × 13 cm access gap
2. Side boundary fence (5-7 Wellington Ave.) – 13 cm × 13 cm access gap
3. Side boundary fence (7-9 Wellington Ave.) – 13 cm × 13 cm access gap

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



Site plan showing the position of the Hedgehog gaps