



Land at Manor Farm, Collingbourne Kingston,
Marlborough, SN8 3SD

Ecological Enhancement Plan

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1.0 Ecological Enhancement

Fauna

Installation of a Bat Box

- 1.1 A Verona Built-in Woodstone Bat Box* would be installed in the upper south facing gable end wall of the new dwelling. The specification of the new bat roosting feature has been chosen to blend in to the building design and to avoid the need for regular maintenance, which could disturb roosting bats, which requires a licence.

* An alternative product may be used on approval of the appointed ecologist.

Installation of Bird Boxes

- 1.2 Two Action For Swifts Integrated 'S Brick' (Double Brick Length) Nest Boxes* will be installed in the upper north gable end elevation. This will allow for an unobstructed flight line from entrances to the ground, which is required for Swifts These are suitable for both Swift and House Sparrows.
- 1.3 A Schwegler No.24 Brick Nest Box* will be installed between 2 – 4 m above ground level integrated within the north elevation wall.

* An alternative product may be used on approval of the appointed ecologist.

2.0 Information/Specification

Verona Built-in Woodstone Bat Box



The Verona Built-In WoodStone Bat Box is an integrated bat roost designed for installation within external walls during new construction or renovation projects. It provides a secure crevice-style habitat suitable for use as a summer roost, mating site and, in mild winters, as a hibernation space.

Installed within the outer leaf of a building, the main roosting chamber sits behind the façade, helping to buffer bats from extreme temperatures.

DESIGN & CONSTRUCTION

The Verona bat box features a slotted front designed to fit neatly into single-leaf wall formats, with only the entrance visible once installed. Multiple units can be installed side by side, and can also be connected horizontally or vertically within the cavity to create varied temperature zones.

The box is manufactured from WoodStone, a blend of FSC-certified wood fibres and concrete, providing a durable and long-lasting structure. The rear wall is made from waterproof bonded FSC plywood and is coated internally with spray cork to provide improved grip for roosting bats.



SUITABLE SPECIES

Suitable for a range of building-dwelling bat species, including:

- Common Pipistrelle
- Soprano Pipistrelle
- Nathusius' Pipistrelle
- Whiskered Bat
- Serotine
- Daubenton's

INSTALLATION & PLACEMENT

- Install at least 4 metres above ground level where possible
- Position at varying heights and aspects to provide different microclimates
- Avoid placing directly above doors or windows
- Ensure a clear flight path to the entrance
- Do not install in or near artificial lighting
- The thickened section above the trench should be concealed with stone strips, leaving only the entrance slot visible

MAINTENANCE

The Verona Built-In Bat Box is maintenance-free. The internal sloped base allows droppings to fall clear naturally.

MATERIALS & SPECIFICATIONS

- Material: WoodStone (FSC wood fibres and concrete) with FSC® plywood rear panel
- Outer dimensions: 21 × 50 × 15 cm
- Inner dimensions: 16 × 42.5 × 2.2 cm
- Weight: Approx. 6.8 kg
- Compartments: 1 (2.2 cm crevice)
- Colour: Grey

A robust, integrated bat roost designed to provide long-term habitat within the built environment.

Action For Swifts Integrated 'S Brick' (Double Brick Length) Nest Box



The Action for Swifts Integrated 'S Brick' Swift Nest Box is an integrated nest chamber designed for swifts and other cavity-nesting birds. This version is the double brick model for 50mm cavities, designed to occupy two brick lengths where the wall bond does not include a half brick.

The S Brick is designed for use in new-build and retrofit masonry projects, providing a discreet nesting space while maintaining the appearance of the building façade. It is installed in the same manner as a normal brick and secured by pointing with cement mortar.

The chamber is made from galvanised steel with a 3.2mm Cembrit Cloakboard cement-fibreboard floor and nest form. The brick slip facing allows the unit to blend into the surrounding brickwork while providing a practical integrated nesting solution for swifts.

KEY FEATURES

- Suitable for new-build and retrofit masonry projects
- Brick slip facing for a discreet finish
- Galvanised steel nest chamber
- Expected lifespan of up to 50 years
- Compliant with BS 42021:2022 for integrated bird boxes
- Secured by pointing with cement mortar
- Lintel not required
- Suitable for installation high in gables, under eaves or in parapet walls

TECHNICAL DETAILS

- **Version:** Double brick version for 50mm cavities
- **Chamber Material:** 1mm galvanised steel
- **Floor:** 3.2mm Cembrit Cloakboard cement-fibreboard
- **Chamber Dimensions:** Width 440 x Depth 130 (Depth 150mm including brick slips) x Height 85mm
- **Brick Slip:** 20mm
- **Weight:** Approximately 1.8kg
- **Load Tolerance:** Withstands a uniform load in excess of 100kg
- **Compliance:** BS 42021:2022 for integrated bird boxes
- **Fire Rating:** The chambers and slips are 100% incombustible, Class A1 fire rated and are fully compliant with BS 40421:2022 for nesting boxes.
- **Suitable Species:** Swifts

BUILDING INTEGRATION

The AFS S Brick is designed to be installed like a standard brick and secured using cement mortar. It is suitable for both new-build projects and retrofit installations where an existing brick and mortar can be removed and replaced with the S Brick.

A lintel is not required. The riveted galvanised steel construction provides a rigid nest chamber, and the unit is designed to withstand a uniform load in excess of 100kg.

COLD BRIDGING & INSULATION

When installed in an unheated roof space, there is no issue of cold bridging leading to cold spots. In other situations, a layer of insulation may be required behind the nest chamber. Where space is limited, a high-performance insulation material such as Aerogel can be used.

For this double brick version, the chamber is designed for a 50mm cavity and has a depth of 130mm, with an 18mm brick slip facing.

WATER RESISTANCE

When installed in the recommended locations, such as high in gables or under eaves, there is a low risk of water incursion. Locations with an overhang are preferred. The S Brick is also compatible with cavity trays where additional protection is required.

SITING & INSTALLATION

The AFS S Brick should be installed high in a gable, under eaves or in a parapet wall. It should be positioned no less than 4m above ground level, with 5m or higher preferred where possible. There is no maximum installation height.

Where multiple S Bricks are installed, leave at least 0.5m between each unit. A 1m spacing is preferred where space allows.

Ensure there is a clear flyway in front of the entrance, with no obstructions that could restrict access for birds.

Schwegler No.24 Brick Nest Box



MATERIAL: SCHWEGLER wood-concrete.

DIMENSIONS (MM): 180 x 235 x 180

ENTRANCE (MM): $\varnothing$ 32

WEIGHT (KG): 7.3

SPECIES: Great, Blue, Marsh, Coal, and Crested Tits, Redstarts, Nuthatches, Tree and House Sparrows.

SITING: The dimensions correspond to those of standard, commercially available bricks used in modern European house construction. These dimensions allow for a 1 cm layer of mortar, enabling the nesting blocks to be inserted in any wall without the need to cut adjoining bricks. The Brick Boxes can be installed flush with the outside wall and can be rendered or covered so that only the entrance hole is visible.

MAINTENANCE: No maintenance required



3.0 Enhancement Plan

