

Paul Atton,
JB Planning

28th February 2017

Land at York House, Hatfield – Ecological Enhancements

Dear Paul,

Many thanks for sending through the proposed redevelopment of York House, Old Hatfield. The proposals for the site are for the demolition of existing staircase extension and construction of new staircase extension with lift; construction of two storey side extension to form two B1 studio units; extension of ground floor shopfronts forward to existing column line on Salisbury Square; external alterations to elevations including re-cladding in brickwork and render, new shopfronts and fenestration; provision of new plant enclosure. The redevelopment has been granted full planning permission.

The location of the site is shown in the red line boundary below in figure 1. The site is located within the Old Hatfield, located to the south of the train station. The site itself is almost all buildings and hardstanding with some ornamental species planted within the car parking areas. The initial ecological survey undertaken by PV Ecology (2016) identified that the building was considered to have 'negligible' bat potential and supported only limited vegetation. Ivy was noted to be present on the stair well and this, alongside other vegetation on site was recommended to be removed outside nesting bird season or prior to a survey. Bird boxes have been recommended to provide a site level enhancement.



Figure 1: Location of York House and grounds in relation to the local landscape.

The redevelopment of the site is subject to a condition (condition 5) which is stated below:

Prior to the commencement of development a scheme for the provision of an integrated bird boxes must be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting and bat roost provision. The approved scheme shall be implemented in full prior to the occupation of the building. REASON: To ensure the development contributes to the Government's commitment to halt the overall decline in biodiversity and to provide net gains where possible as set out in the National Planning Policy Framework.

The use of integrated bird boxes within the new extension of the building is considered to provide a site level enhancement for nesting birds. The boxes which are recommended can be purchased from www.birdbirckhouses.co.uk

The following integrated bird boxes are shown below:

1. The standard box which is suitable for a range of species from the tit family, sparrows, flycatchers . Three of these are recommended on the southern aspect of the building. Two of these should have 28mm diameter hole (for tits) with a third with a 34 mm diameter hole (for sparrows)



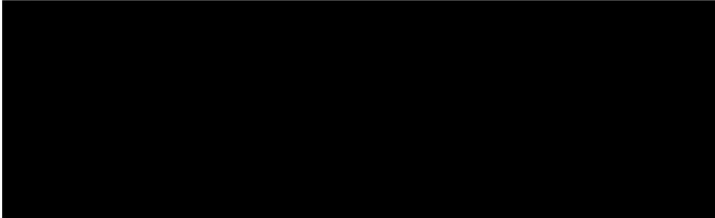
2. The starling box which is a larger version of the above but with a 48 mm entrance hole and an internal depth is 140 mm, however if cavity width is limited, boxes can be manufactured with a reduced depth (minimum 100 mm).

The location of these boxes have been chosen to be located away from windows and as high up as possible. The location of these boxes are shown in appendix 1.

I trust that the location and number of these boxes as shown in the appendix is sufficient in order to discharge this condition.

If you require any further information from us at this time, then please do not hesitate to contact us.

Kind regards



Alexia Tamblyn MA (Oxon) MSc CEnv MCIEEM FRGS
Managing Director

Appendix 1: Location of the bird boxes

2 x Starling Box (larger than standard box)



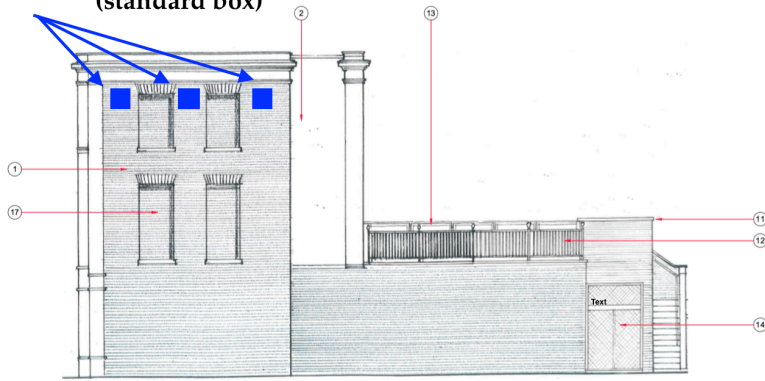
Proposed East / Rear Elevation

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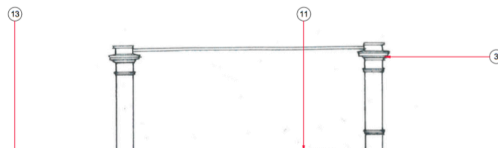
- 1 Handmade clay facing bricks in Flemish bond - "Hatfield Mix" of reds with snapped dark headers.
- 2 Proprietary coloured render finish on an external insulation cladding system.
- 3 Proprietary GWP cornice, pediment and window frame decorative moulding profiles with render finish on brickwork to match insulated render.
- 4 White factory finished timber sash windows with slender glazing bars & sealed double-glazed units.
- 5 Balustrade to low level Ground Floor roof parapet in galvannead steel sections and decorative steel "Pineapple" post-tops finished in powder colour coating - colour to be confirmed.
- 6 Balustrade to high level Ground Floor roof parapet formed as above with infill panels of square perforated steel sheet all finished in pcc - colour tbc.
- 7 Rear loading doors to Retail units to be in hardwood frames with solid-core softwood T&G clad doors & double glazed vision panels primed and paint finished in colour tbc. Hardwood timber-faced steel lintels over.
- 8 Rear escape door to Entrance Lobby in hardwood framed, solid-core softwood T&G clad door with double glazed fanlight over primed and paint finished in colour tbc.
- 9 Rainwater pipes and hoppers to be cast iron inc. brackets factory primed & finished in black semi-gloss.
- 10 Window cills in brickwork to be reconstituted stone chamfered & stockied.
- 11 Masonry parapets to be capped in reconstituted stone copings.
- 12 Plant Room roof mounted attenuated air-extract louvers behind parapet wall.
- 13 Plant Room attenuated air-inlet ventilation.
- 14 Plant Room access, hardwood framed solid core T&G clad door.

REV	AMENDMENT	BY	DATE
BROOKS / MURRAY ARCHITECTS 8-10 NEW NORTH PLACE LONDON EC2A 4AA TEL: 020 779 8865 FAX: 020 779 8864 info@brooksmurray.com			

3 x Integrated Bird Boxes (standard box)



Proposed South/ Side Elevation



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- ① Handmade clay facing bricks in Flemish bond - "Hatfield Mix" of reds with snapped dark headers.
- ② Proprietary coloured render finish on an external insulation cladding system.
- ③ Proprietary GFRP cornice, pediment and window frame decorative moulding profiles with render finish on brickwork to match insulated render.
- ④ White factory-finished timber sash windows with slender glazing bars & sealed double-glazed units.
- ⑤ Fascias, column cladding and stall risers to be formed in timber paneling and decorative mouldings on sub-frames primed and paint finished in colour to be confirmed.
- ⑥ Glazed shopfronts to be formed hardwood frame and cills with internal hardwood beads. Glazing to be sealed double glazed units recessed within frames. Shopfronts primed and paint finished in colour to be confirmed.
- ⑦ Entrance doors to main office building and retail units to be formed in frameless glazing with stainless steel top & bottom rails and pull handles.
- ⑧ Entrance doors to new office extension to be hardwood solid core panelled doors primed and paint finished with glazed vision panel.
- ⑨ Shopfront plinths to be reconstituted stone with chamfered nosing.
- ⑩ Window cills in brickwork to be reconstituted stone chamfered & stooled.
- ⑪ Masonry parapets to be capped in reconstituted stone copings.
- ⑫ Balustrade to low level Ground Floor roof parapet in galvanised steel sections and decorative steel "Pineapple" post-tops finished in powder colour coating - colour to be confirmed.
- ⑬ Balustrade to high level Ground Floor roof parapet formed as above with infill panels of square perforated steel sheet all finished in pcc - colour tbc.
- ⑭ Attenuated air inlet to Plant Room
- ⑮ Hardwood framed & paneled side Entrance door to Offices with double glazed fanlight over. Lead sheet-capped timber canopy on brackets over with timber pilasters, all primed and paint finished in colour tbc.
- ⑯ Rainwater pipes and hoppers to be cast iron inc. brackets factory primed & finished in black semi-gloss.
- ⑰ Black metal copings to fascia balustrade to match walls

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