



Key

- Swift Boxes
- Bat Boxes
- Bee Bricks



Conditions:

Condition 8

No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/structures, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

 optimis consulting planning and developing ideas	01234 330624 - enquiries@optimis-consulting.co.uk - Head office: Unit 15, Cranfield Innovation Centre, University Way, Cranfield, Bedfordshire, MK43 0BT	Project	ECO147 The Reddings, Heathfield Road, Hitchin, Hertfordshire, SG5 1SY	Date	November 2025	Drawing	ECO147/03
		Figure Title	Ecological Enhancement Strategy	Drawn	MT	Version	01
		Client	Steve Redding	Check	JM	Scale	NTRS



Bat Boxes

Positioning: The bat box will be fixed to the external wall at the apex of the south-western elevation. The boxes will be located at least 5m high, avoiding positions immediately above windows, doors and climbing plants.

Specification and Dimensions: Tall external bat box (or equivalent suitable for roosting bats), manufactured by Unitura. Material: Wood-based concrete; Outside Dimensions: 50 x 22 x 6.8 cm; Weight: 5.2kg.

Implementation/Management: The boxes will be mounted on external walls during construction. Extenal, surface-mounted features have been chosen rather than integrated features due to the construction requirements of the proposed design. The proposed design includes a timber framed building with a masonry and cavity depth of 150mm. Cutting internal bat boxes into the frame would be difficult and not ideal. The box requires no future management as droppings fall out of the entrance.



Swift Boxes

Positioning: The swift box will be integrated in to the external wall at the apex on the north-eastern elevation. The boxes will be located approximately 5m high, out of direct sunlight.

Specification and Dimensions: Schwegler Lightweight Swift Box No.1A (or equivalent suitable for nesting swifts), manufactured by Schwegler. Material: Air-permeable and longlasting SCHWEGLER wood-concrete; Dimensions: L 340mm, H 135mm, D 150mm; Weight: 2.7kg.

Implementation/Management: The boxes will be integrated into the external wall and installed flush with the wall surface, leaving only the entrance to the box visible. The proposed design includes a timber framed building with a masonry and cavity depth of 150mm. The swift boxes will fit within the block outer leaf and cavity. The concrete material provides excellent thermal properties and longevity, meaning future management is not essential.



Bee Bricks

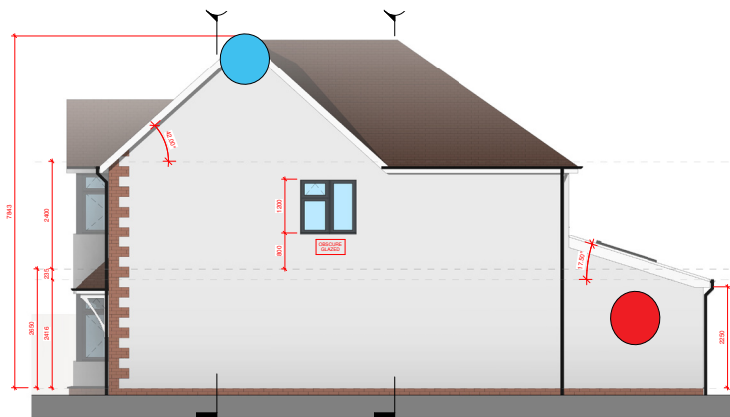
Positioning: The bee boxes will be at least 1m above ground level. The boxes will face south to south-west to catch morning sunlight.

Specification and Dimensions: Green and Blue Bee Brick made from concrete. The bricks are 215mm L x 105mm H x 65mm D.

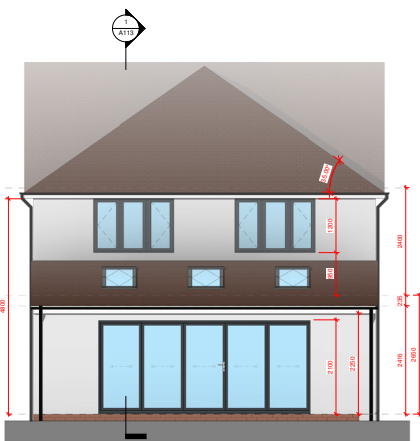
Implementation/Management: The boxes are maintenance free and can be used in both urban and rural environments.



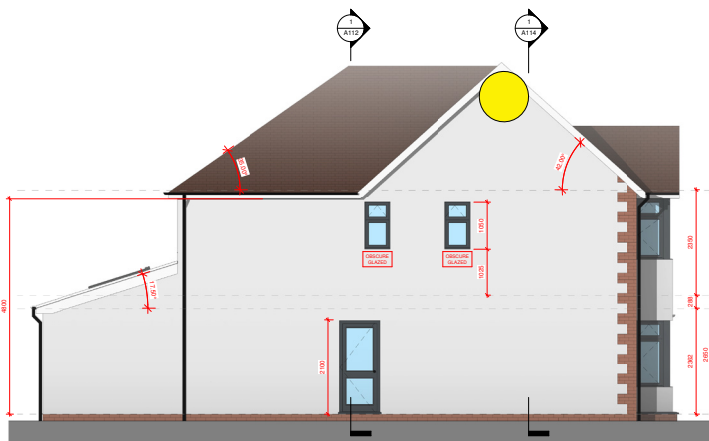
1 Front Elevation - Proposed
1:50



2 Side 1 Elevation - Proposed
1:50



3 Rear Elevation - Proposed
1:50



4 Side 2 Elevation - Proposed
1:50



■ 01234 330624
■ enquiries@optimis-consulting.co.uk
■ Head office: Unit 15, Cranfield Innovation Centre, University Way, Cranfield, Bedfordshire, MK43 0BT

Project	ECO147 The Reddings, Heathfield Road, Hitchin, Hertfordshire, SG5 1SY	Date	November 2025	Drawing	ECO147/03
Figure Title	Ecological Enhancement Strategy	Drawn	MT	Version	01
Client	Steve Redding	Check	JM	Scale	NTRS