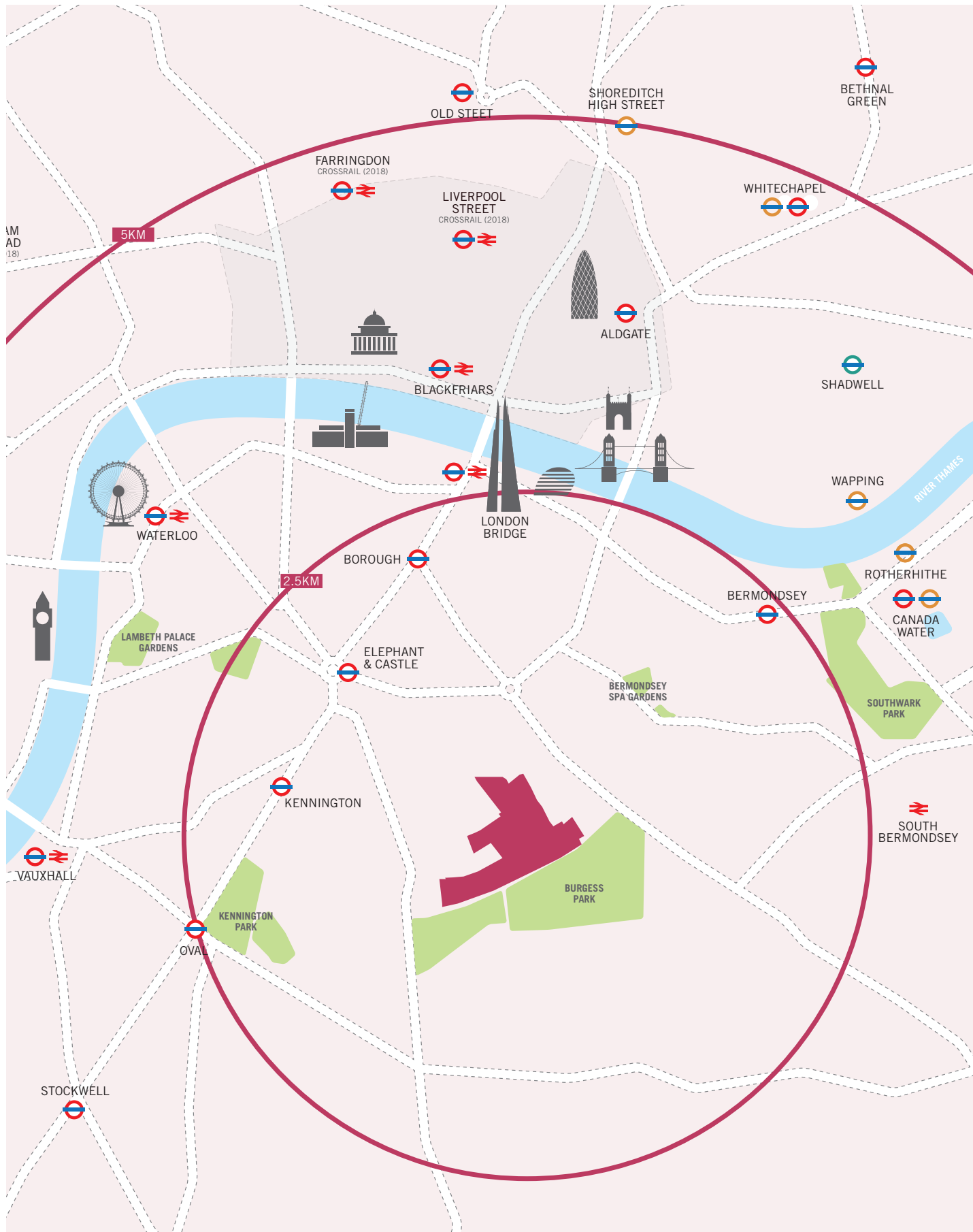


Masterplan & First Development Site Application

Tree Strategy Addendum

HTA Design LLP

v1



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Aylesbury Illustrative Masterplan



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1.0
INTRODUCTION

This document is an addendum to the Tree Strategy submitted to Southwark Council as part of the outline planning application for the Masterplan of the Aylesbury Estate Regeneration (14/AP/3844) and the detailed planning application of the First Development Site (14/AP/3843).

The purpose of this Addendum Report is to describe a number of scheme enhancements that have been implemented following post-submission engagement with key project stakeholders including Officers at Southwark Council, the Greater London Authority and Transport for London.

This report is to be read in conjunction with the previously submitted Tree Strategy and accompanying application documents.

2.0
SCHEME ENHANCEMENTS

Masterplan Enhancements

The following enhancements have been made to the masterplan:

- The pedestrian route between subplots 17a and 17b has been removed and the plots have been merged.
- Plot 17a/b has moved north slightly due to the street widths north and south of the plot having been adjusted to improve the east-west community spine connection.
- Subplots 5b and 5c have moved north slightly due to an increase in the street width to the south.
- Subplots 15a and 15b have moved position slightly due to the street widths around Gaitskell Park changing.
- Increased flexibility has been incorporated into the Community Spine to allow for small shops or community uses to be incorporated along this route.
- The minimum amount of public open space has decreased to ensure sufficient access is provided around the perimeter of the proposed open spaces to adjacent buildings.
- The design of Gaitskell Park and Michael Faraday Square have been revised.
- The design of the existing roads of Albany Road and Thurlow Street have been updated to reflect Southwark’s Cycling Strategy. Further design will be undertaken on these roads in collaboration with Southwark’s Highway Department, Transport for London and Sustrans to ensure that both LBS’ and TfL’s Cycling Strategies are incorporated without any reduction to bus journey times.
- The Community Spine route has been reinforced through changes to the street typology to ensure the route is a tree-lined, cycle and pedestrian street that encourages east-west movement through the development.
- Number of TfL Cycle Hire docking stations reduced to meet TfL’s preferred quantum

These changes are reflected within the revised illustrative masterplan.

First Development Site (FDS) Enhancements

The following enhancements have been made to the FDS:

- Loading zones have been located at key locations around the development to ensure deliveries and servicing of the buildings can be undertaken without blocking the highway.
- Pedestrian access points have been placed within the parking areas to allow pedestrians to easily and safely cross the streets and for refuse bins to be collected.
- Some parking bays have been removed to ensure suitable visibility of pedestrians crossing the streets at junctions.
- A raised table has been introduced at the Portland Street, Westmoreland Road and Hopewood Road junction to improve the east-west connection for pedestrians and cyclists along the Community Spine.
- The shared space and pedestrian only routes through Westmoreland Square and Westmoreland Park have been clarified to ensure safe movements by both pedestrians and cyclists.
- The on-road cycle route on Albany Road has been removed due to safety concerns and to reflect Southwark’s Cycling Strategy. Albany Road and Portland Street will be subject to further design in collaboration between LBS’ Highways Department, Transport for London and Sustrans to ensure the successful integration of LBS’ and TfL’s Quietway Cycling Strategy.
- Changes to building core locations due to changes in internal arrangements.

These changes are reflected within the revised FDS masterplan.

First Development Site Masterplan



Key

- ① **Westmoreland Square**
Small urban square fronted by community facilities, featuring high quality paving, retention of one existing tree, new tree planting, possible playable water feature and sculptural bench
- ② **Westmoreland Park**
Local park featuring dense canopy with low planting, sculptural bench seating and a playable space.
- ③ **Albany Road/Burgess Park Edge**
Burgess Park extends into the site, encompassing a length of Albany Road and the landscape space to the building frontage.
- ④ **Portland Street Park**
A local park with a playable space, sports facilities, feature seating and soft landscape enhancing the existing trees.
- ⑤ **Green Links**
Local streets with a wider street section that are enhanced with larger street trees and raingardens to provide strong visual and ecological connections with Burgess Park.
- ⑥ **Communal Courtyards**
Communal courtyards are a shared facility for residents of the associated block and will feature a Doorstep Playable Space, gardens, seating, decking, and colourful, seasonal planting. These spaces will be flexible in use to facilitate the varied requirements of the residents.
- ⑦ **Block 1 Courtyard**
Block 1 features garden spaces for the maisonettes and houses, as well as outdoor space for the community facility and a garden for the Extra Care units.
- ⑧ **Rear Gardens**
Private rear gardens to houses.

3.0
TREE REMOVAL AND RETENTION

Due to the changes to the masterplan street hierarchy, a Category C tree that was identified to be retained in the October 2014 submission is to be removed. The tree, T176 Norway Maple, was located in Bagshot Park but is now within the street to the north of the park in the revised layout.

A Category U tree that was identified to be retained in the proposed Missenden Park was incorrectly identified in Table 3.2.2 of the 2014 submission to be removed. Due to this omission, the number of trees being retained and removed is unchanged from the 2014 submission (Table 3.0).

The number of trees to be removed or retained in the FDS remain unchanged from the 2014 submission.

Masterplan: Tree Retention and Removal Proposal



Table 3.0 Masterplan: Revised Summary of Trees to be Retained and Removed

	Category A	Category B	Category C	Category U	Total
Existing Trees Retained	1	117	21	1	140
Existing Trees Removed	0	36	99	102	237
Total	1	153	120	103	377

4.0
TREE REPLACEMENT STRATEGY

Masterplan Tree Replacement Strategy

Due to changes in the street hierarchy and the design of Gaitskell Park, 26 more trees are proposed to be planted within the masterplan in comparison to the 528 trees that were to be planted in the 2014 submission.

Based on the 15 year projected canopy area of 16.5m2 and stem diameter replacement strategy proposed within the 2014 submission, the retained and proposed tree planting within the revised masterplan (excluding trees planted within courtyards) will provide greater canopy coverage and tree girth than the pre-development trees (Table 4.0).

First Development Site Tree Replacement Strategy

Due to changes in the design of the streets, 212 trees are proposed to be planted within the FDS, in comparison to 215 in the 2014 submission.

Using the methodology developed in the 2014 submission, the tree replacement requirement for the FDS is as follows:

- The stem girth for the existing retained and proposed trees is 1,069cm greater than the stem girth currently found on site. However, this is a reduction of 187cm from the 2014 submission.
- Changes to the species has increased the projected canopy cover from 5,705m2 in the 2014 submission to 5,858m2, an increase of 153m2. However, the post development projected tree

canopy is still less than the existing canopy of 5,974m2, a difference of 116m2.

Similar to the 2014 submission, as the proposed tree planting within the FDS increases the number of trees on the site which equates to a proposed stem girth provision far exceeding the existing, off-site compensation for the loss of projected tree canopy should not be required.

Table 4.0 Tree Removal Compensation: Masterplan Projected Canopy and Stem Girth

	Quantity	15 year Projected Canopy Cover from time of planting (area in m2)	Stem Girth/dia (cm)
Existing Trees Pre-development	377	-	-
Existing Trees Pre-development (excluding U category trees)	274	22,015	37,421
Existing Trees Retained	140	14,452	24,209
Proposed Trees	554	9,141	13,850 (based on planting size of 20-25cm girth)
Total Post Development Trees	694	23,293	38,059
Difference between Pre and Post Development	+317	-	-
Difference between Pre and Post Development (excluding U category trees)	+420	+1,278	+638
Potential Off-site Compensation	0	0	0

Table 4.1 Tree Removal Compensation: First Development Site Projected Canopy and Stem Girth

	Quantity	15 year Projected Canopy Cover from time of planting (area in m2)	Stem Girth/dia (cm)
Existing Trees Pre-development	118	-	-
Existing Trees Pre-development (excluding U category trees)	66	5,974	7,464
Existing Trees Retained	17	2,431	2,323
Proposed Trees	212	3,427	6,210
Total Post Development Trees	229	5,858	8,533
Difference between Pre and Post Development	+111	-	-
Difference between Pre and Post Development (excluding U category trees)	+163	(-116)	+1,069
Potential Off-site Compensation	0	-116	0

5.0 PUBLIC REALM TREE PLANTING STRATEGY

Masterplan Public Realm Tree Planting

It is proposed to plant 554 new trees within the public realm of the Masterplan site, in comparison to 528 within the 2014 submission.

Following the request of LBS' Tree Officer, *Prunus serrulata* - 'Kanzan' (Japanese Flowering Cherry) has been removed from the suggested Tertiary Street Tree list. Some additional species have also been added to the Suggested Tree Species list to provide greater choice. The choice of street trees is to respond to LBS' SSDM/SER Tree Palette.

Masterplan Public Realm Tree Planting Strategy



Masterplan: Public Realm Tree Planting Locations



Table 3.5.1 Tree Typologies

Tree Typology	Tree Characteristics / Effects	Planting Characteristics	Suggested species - Common Name	Tree Typology	Tree Characteristics / Effects	Planting Characteristics	Suggested species - Common Name
Primary Trees	Large scale trees with long life expectancy	Planting to complement existing trees. Limited use of species. Spacing to follow character of existing trees to achieve a regularity of treatment. Regular spacing where achievable.	<i>Fagus sylvatica</i> ‘Asplenifolia’ - Fern-Leaved Beech <i>Liquidambar styraciflua</i> - Sweet Gum <i>Metasequoia glyptostroboides</i> - Dawn Redwood <i>Platinus x hispanica</i> - London Plane <i>Platinus orientalis</i> - Oriental Plane <i>Quercus robur fastigiata</i> ‘Koster’ - Cypress Oak <i>Tilia cordata</i> ‘Greenspire’ - Small Leaved Lime	Park Trees	Large scale trees with long life expectancy as feature trees. Medium to small scale trees with varied habit for structural planting. Potential for fruiting characteristics to complement Community Gardens	Planting to complement existing trees where applicable. Mixed species. Regular and informal spacing.	Large Scale Trees: <i>Fagus sylvatica</i> ‘Purpurea’ - Copper Beech <i>Liriodendron tulipifera</i> - Tulip Tree <i>Metasequoia glyptostroboides</i> - Dawn Redwood <i>Platinus x hispanica</i> - London Plane <i>Quercus robur</i> - Common Oak Medium to Small Scale Trees: <i>Amelanchier lamarkii</i> - Snowy Mespilus <i>Betula utilis</i> ‘Jacquemontii’ - Himilayan Birch <i>Carpinus betulus</i> - Hornbeam <i>Cercidiphyllum japonicum</i> - Katsura Tree <i>Gleditsia triacanthos</i> - Honey Locust <i>Parrotia persica</i> - Persian Ironwood <i>Prunus avium</i> ‘Plena’ - Wild Cherry <i>Robinia pseudoacacia</i> ‘Frisia’ - False Locust Orchard Trees: <i>Prunus</i> sp.- Cherry <i>Pyrus</i> sp. - Pear <i>Malus</i> sp. - Apple
Secondary Trees	Medium to tall trees with formal habit	Medium to tall trees with formal habit. Regular spacing where achievable.	<i>Acer campestre</i> ‘Elsrijk’/Streetwise’ - Field Maple <i>Corylus columa</i> - Turkish Hazel <i>Fagus sylvatica</i> ‘Dawyck’ - Fastigate Beech <i>Gleditsia triacanthus</i> - Honey Locust <i>Prunus avium</i> ‘Plena’ - Wild Cherry <i>Tilia cordata</i> ‘Winter Orange’ - Small Leaved Lime				
Tertiary Streets	Small scale trees selected for seasonal interest.	Mixed species.	<i>Amelanchier arborea</i> ‘Robin Hill’ - June Berry <i>Betula utilis v. jacquemontii</i> - West Himalayan Birch <i>Betula pendula</i> - Silver Birch <i>Cercis siliquastrum</i> - Judas Tree <i>Ginko biloba</i> ‘Princeton Sentry’ - Maidenhair Tree <i>Parrotia persica</i> ‘Vanessa’ - Persian Ironwood				
Bioretention Areas	Water edge trees within bioretention areas.		<i>Alnus incana</i> - Grey Alder <i>Amelanchier lamarkii</i> - Snowy Mespilus <i>Betula pedula</i> - Silver Birch <i>Pinus nigra</i> ‘Maritima’ - Black Pine <i>Prunus</i> ‘Accolade’ - Cherry				

FDS Public Realm Tree Planting














It is proposed to plant 212 new trees within the public realm and private and communal courtyards of the FDS, in comparison to 215 within the 2014 submission.

Following the request of LBS' Tree Officer, *Prunus serrulata* 'Kanzan' (Japanese Flowering Cherry) and *Robinia psuedoacacia* 'Frisia' (Black Locust) has been removed from the public realm tree planting. A review of the mature canopy sizes of the proposed trees was also undertaken to minimise potential conflicts between the trees and proposed buildings. The choice of street trees responds to LBS' SSDM/ SER Tree Palette.

FDS Public Realm Tree Planting Strategy



FDS Public Realm Tree Planting Schedule

	Common Name	Species	Girth Size at Supply (cm)	Height at Supply (cm)	Form	Root Form	Ultimate Mature Height (m)	Total Number
	Norway Maple	<i>Acer platanoides</i> 'Princeton Gold'	30-35	550-600	SM	RB	10-12	2
	Snowy Mespilus	<i>Amelanchier lamarkii</i> 'Robin Hill'	20-25	500-550	SM	RB	8-10	18
	Fastigate Beech * **	<i>Fagus sylvatica</i> 'Dawyck'	20-25	500-550	SM	RB	15-20	13
	Fern Leaved Beech * **	<i>Fagus sylvatica</i> 'Asplenifolia'	30-35	550-600	SM	RB	20-25	5
	Silver Birch * **	<i>Betula pendula</i>	20-25	500-550	SM	RB	12-15	17
	Sweet Gum	<i>Liquidambar styraciflua</i>	40-45	700-750	SM	RB	20-25	7
	Honey Locust	<i>Gleditsia triacanthos</i>	20-25	500-550	SM	RB	15-20	9
	London Plane *	<i>Platanus x hispanica</i>	40-45	700-750	SM	RB	20-25	9
	Maidenhair Tree	<i>Ginkgo biloba</i> 'Princeton Sentry'	30-35	550-600	SM	RB	12-15	10
	Small Leaved Lime * **	<i>Tilia cordata</i> 'Green Spire'	40-45	700-750	SM	RB	15-20	10
	Judas Tree	<i>Cercis siliquastrum</i>	20-25	500-550	SM	RB	8-10	1
	Persian Ironwood	<i>Parrotia persica</i> 'Vanessa'	18-20	450-500	SM	RB	8-10	5
	Tulip Tree	<i>Liriodendron tulipifera</i>	40-45	700-750	SM	RB	15-20	4

* Species of high ecological value ** Native Species

