

Tree strategy

Existing tree retention and removal

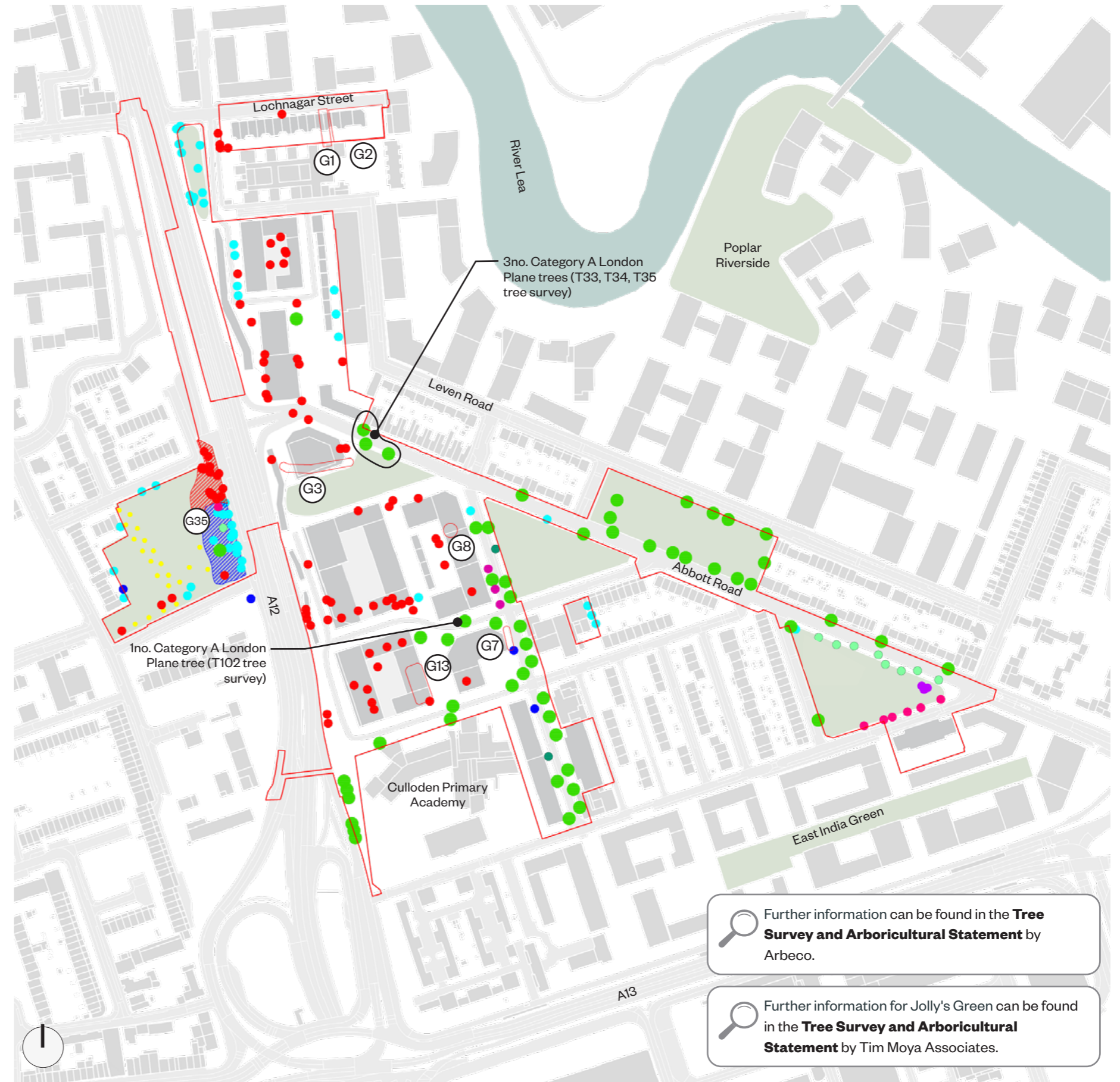
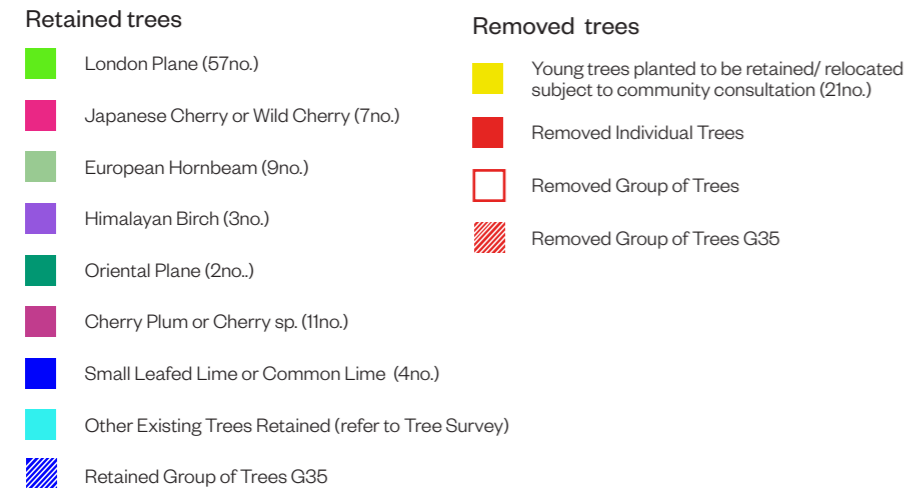
As noted previously, the Proposed Development of the Site benefits from a network of existing mature trees which provides a sense of place and belonging. The existing tree structure has been considered carefully and has been a key driver of the illustrative masterplan throughout.

Of the 193no. individual trees surveyed, the large majority are to be retained. 66no. trees (45no. of which are mature Category A and B trees) are to be removed as part of the illustrative masterplan. None of the trees on the Site are protected by a tree preservation order.

Of the 94no. to be retained, the majority (56no.) are London Plane; the species of a further no. are itemised below; 14no. are indicated as 'Other'. In Braithwaite Park, a group of Cat B2 mixed species, including Paperbark maple and Crab apple, are also to be retained. The diagram on the right indicatively shows an additional 11no. trees shown to Allotments to the west of Plot J.

3no. category A London Plane trees are located (as indicated) to the north of Abbott Road, and 1no. category A London Plane tree along Ettrick Street. The illustrative masterplan aspires to retain these trees, as they contribute significantly to the character of the area. However their size and proximity to the proposed new road layout will need to be further reviewed through specialist consultation on a tree-by-tree basis at the detailed design stage, in order to ensure the trees are not harmed during any future excavation or day-to-day operation.

67no. individual trees and 1no. group of trees (G35) at Jolly's Green were surveyed at a later date. 27no. individual trees and the maximum possible area of G35 are proposed to be retained, whilst still being able to facilitate the proposed new Underbridge and level changes associated with the connecting pedestrian and cycle route. 40no. individual trees (including 21no. young trees) and an area of G35 are to be removed. G35 is classified as 'woodland' in the ecology report, attributing it the highest possible status. 21no. individual trees are young, having been more recently planted along the existing footpath by the community. As such it is recommended that their retention/ relocation is subject to further community consultation; any transplantation would need to be planned as part of wider works. There is 1no. Category A London Plane (T27) to be retained and 3no. Category U trees (T34, T45 and T68) to be removed, with the remaining trees being a mix of Category B and C.



Further information can be found in the **Tree Survey and Arboricultural Statement** by Arbeco.

Further information for Jolly's Green can be found in the **Tree Survey and Arboricultural Statement** by Tim Moya Associates.

Fig.468 Existing Tree Retention and Removal diagram

Site Boundary

Tree strategy

Existing trees

Two of the key strategic illustrative masterplan decisions are, firstly to ensure that a sustainable mature tree cover is maintained across the Site of the best category trees. Achieving this has been a priority throughout the design and planning of the Proposed Development of the Site, and will continue to be through to implementation.

Secondly, to retain the existing street tree scene found specifically along Aberfeldy Street and Dee Street, where there exist a high quantity of good condition London Plane. They offer important additional amenity value, and they can be found interspersed with other species in smaller quantities, including Small leafed lime, Cherry Plum, Oriental Plane and Field Maple.

The original tree survey (by Arbeco) finds that two thirds of the trees on the Site are in mid to high form, shape and condition with a modest to high amenity value, arranged in a typical linear street tree alignment, and contributing to the immediate landscape character.

A second survey (by TMA) at Jolly's Green identified a mixture of Category B and C trees, with a single Category A1/2 London Plane. An established group of trees bordering the A12 provides screening of the A12 from the Teviot Estate. As a group their structural and physiological condition is fair (Category C2), comprising of Pine sp., Willow sp., Horse Chestnut, English Oak, Plum, False Acacia sp., Wild Cherry, Field Maple and Elder. Several newly-planted Cherry sp. have more recently been planted along the existing path.



Further information can be found in the **Tree Survey and Arboricultural Statement** by Arbeco.



Further information for Jolly's Green can be found in the **Tree Survey and Arboricultural Statement** by Tim Moya Associates.

The existing network of mature trees at Aberfeldy creates a sense of place and belonging.



Fig.469 London Plane



Fig.470 Japanese Cherry



Fig.472 European Hornbeam

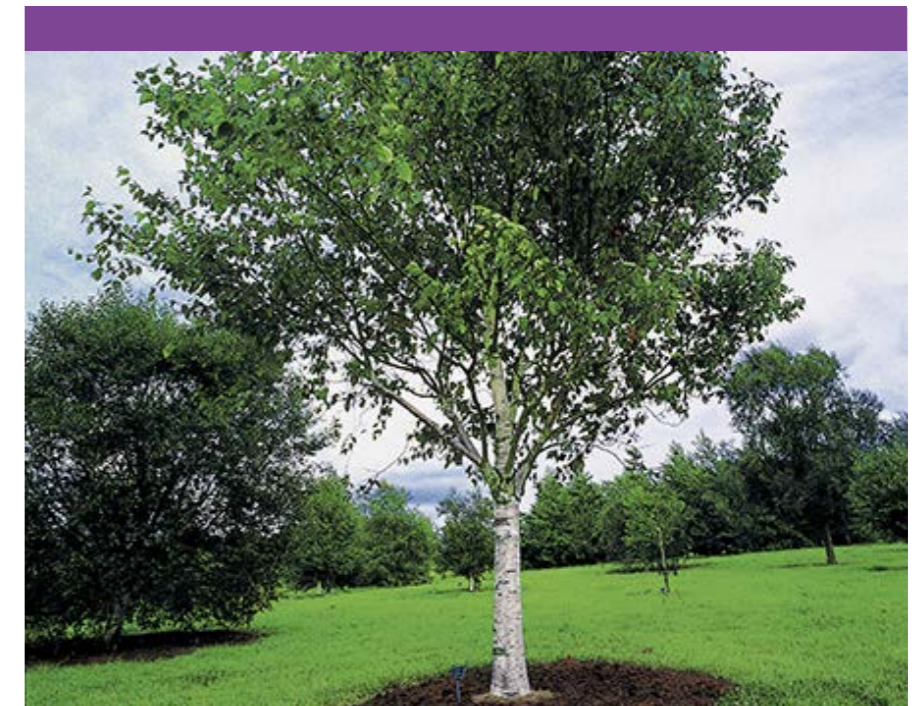


Fig.471 Himalayan Birch

Tree strategy

Illustrative new tree planting

To compliment the existing canopy and character of mature trees, described in the previous pages, the illustrative masterplan proposes substantial planting of new trees to strengthen the wider green connections strategy, provide shade in the summer and shelter in cooler winter months, and equally importantly to contribute positively to biodiversity and environmental measures, such as climate change, the heat island effect, air quality and noise pollution.

It is proposed to plant a total of up to 437no. new trees across the scheme, of which up to 390no. are in the ground within the public realm, and up to a further 47no. on the three Level 1 podiums.

Additional tree planting is proposed on the communal roof terraces coming forward as part of Phase A, and further tree planting will be included in Phase B - D roof terraces, in line with the Design Code.

The quantity of trees to be included in the new woodland area (1,390m²) at Jolly's Green is also not included in the above total count, and would be an additional provision subject to further specialist consultation. Ideally the woodland should be as close to the existing woodland on site as possible, that is: quite dense; selection of native trees; under story of blackthorn, rose, elm, hawthorn, bramble; ground flora of bluebell, dog mercury, daffodil.

The illustrative masterplan tree species will be selected to maximise the Site's potential for biodiversity (indicative tree species palettes, by character areas, are described in more detail later in this chapter). Selection will include consideration for the use of native species and also those trees known to have particularly notable wildlife value. Where appropriate, these will be planted in favour of non-native species, with ideally a minimum of 3 species native to the UK at each location.

Trees will be of local provenance, where possible, tolerant of local climatic conditions, and species selection will take in to consideration the impacts of climate change. No invasive species are to be planted (Schedule 9 Wildlife Act, London Invasive Species Initiative) and no planting of *Quercus* sp. due to the presence of OPM across the Borough.

The illustrative masterplan proposes the planting of up to 390no. trees within the public realm (excluding podiums, roofs and woodland area) alongside the removal of 85no. existing trees (19no. Jolly's Green and 66no. wider masterplan). This represents a net gain of over 4:1 for any trees removed. Any trees planted as a direct replacement for removed trees are to be a minimum stock size of Semi-mature, in line with BS 3936.

- Site Boundary
- Existing tree
- Existing Woodland, as classified in Ecology report (G35 in tree survey)
- Illustrative new Woodland, as required by Ecology report
- Illustrative new tree



Fig.473 Existing Tree and Illustrative New Tree diagram

Softworks strategy

A place for nature

A report by Natural England published in October 2020 showed that the ability to get outside to enjoy nature is linked to family income. Almost three-quarters of children from households with a total annual income below £17,000 spent less time outdoors since the pandemic began. This compared with 57% of children from households with an annual income above £17,000.

Eight in ten children agree that being in nature made them very happy. Numerous published studies, including in Bioscience, demonstrate that even quite sparse nature in a neighbourhood can be associated with better mental health and reduced stress. This has important implications for policy, planning and design and paves the way to test for health gains that arise from specific interventions in and around the places where we live and work.

As such, designing in every possible opportunity to (re)connect people with natural systems has been considered to ultimately enhance health and well-being for the local community, both new and existing. Abbott Road - the new Healthy Street - forms an important spine in the delivery of this approach, and connects the improved open spaces of Leven Road and Braithwaite Park, new Highland Place, and improved existing open space of Jolly's Green.

The design team approach is to create natural capital and green connections as a layered matrix across the entire site, and in this way actively respond to the climate emergency. A variety of planting typologies will be proposed, including semi-natural wildflower meadow planting, SuDS, and flower-rich ornamental planting with perennials, grasses and shrubs.



Further information can be found in **Chapter 7.3 Hardworks and Softworks of this Design and Access Statement**, including the Ecology Strategy, Biodiversity Net Gain, and Urban Greening Factor.

- Site Boundary
- Illustrative planting
- Illustrative amenity lawn
- Illustrative wildflower meadow
- Illustrative woodland (as defined by Ecology report)
- Existing woodland (as classified by Ecology report)

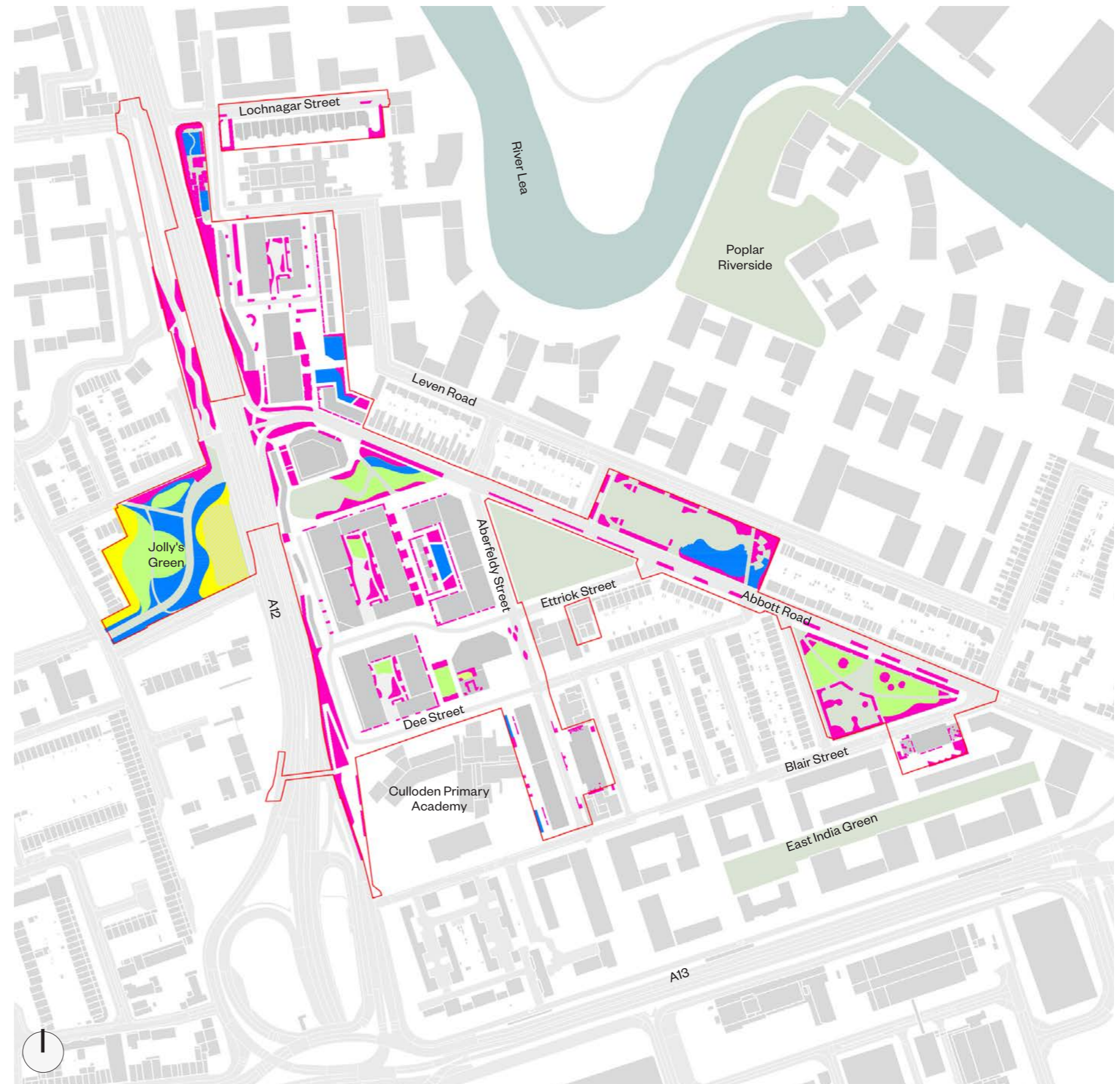


Fig.474 Illustrative Softworks diagram

Hardworks Strategy

Illustrative public realm materials

The principle layer of public realm materials ties directly in to the overall Landscape Concept, emerging illustrative masterplan threads and identified episodes. A limited but flexible palette is proposed in order for future design teams to embrace yet challenge the core ambition of character areas described in further detail, in the next chapter 7.2 Character Areas, whilst staying true to the holistic vision of the wider illustrative masterplan.

The High Street is to receive a distinctive treatment, establishing its priority in the hierarchy of spaces and north-south links. Here it is proposed to use Tegula small unit paving on the carriageway, clearly signalling intimate and human scale through this layer of special detail. To either side, the new footways will be laid in Perfecta paving, extending the full length of the High Street.

The pedestrian routes of Community Lane, Enterprise Yard and the East-West Links will be paved with Dutch clay pavers, serving to unite these character areas as part of the same connected neighbourhood, with a combination of street furniture, play, tree planting and softworks detailing to define each space in its own right.

Distinct areas of paving are then introduced at key nodes and moments, including Nairn Square, outside Plot B3 to Highland Place, Culloden Green, The Town Square, Kirkmichael Road, and the Balfon Underpass. These treatments might include in-situ concrete, gravel, granite or special play surfaces, and should reference the Design Code and individual character area sections for further guidance and precedent inspiration.

Further information can be found in **Chapter 7.3 Hardworks and Softworks of this Design and Access Statement** including an indicative material palette.

- Site Boundary
- PCC concrete flags
- Dutch clay pavers
- Perfecta paving
- Tegula small unit paving
- Distinct area of paving e.g. in-situ concrete, gravel, granite, safety surface
- Coloured asphalt

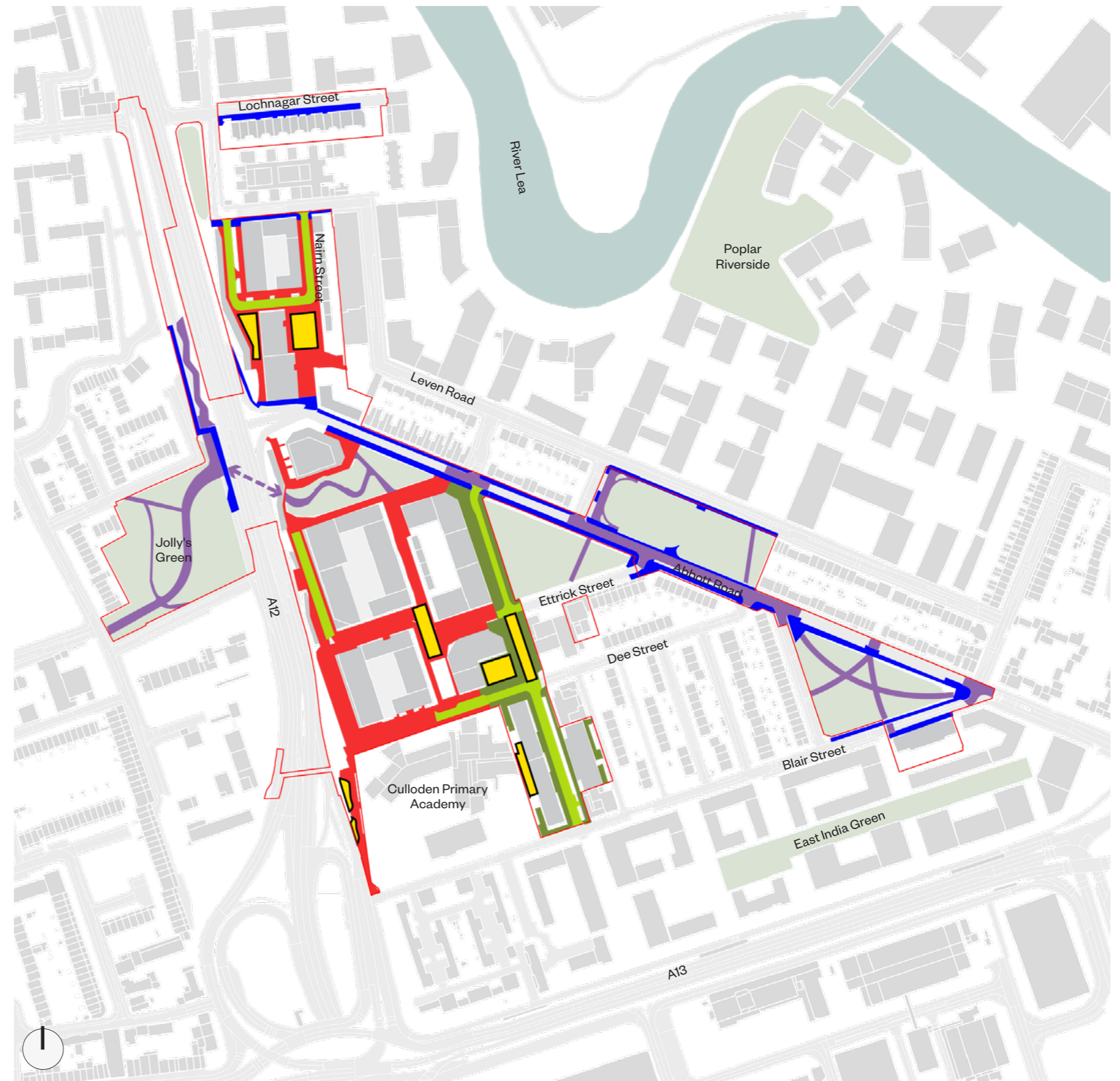


Fig.475 Illustrative Public Realm Materials diagram



7.2

CHARACTER AREAS

Character areas

Ground floor

The diagram on this page shows the location and relationship between the illustrative landscape Character Areas, which will be described in further detail in the following chapter.

- Site Boundary
- The Healthy Street
- Parks and Greenspaces
- The High Street
- Town Square
- Community Lane
- Enterprise Yard
- East West Links

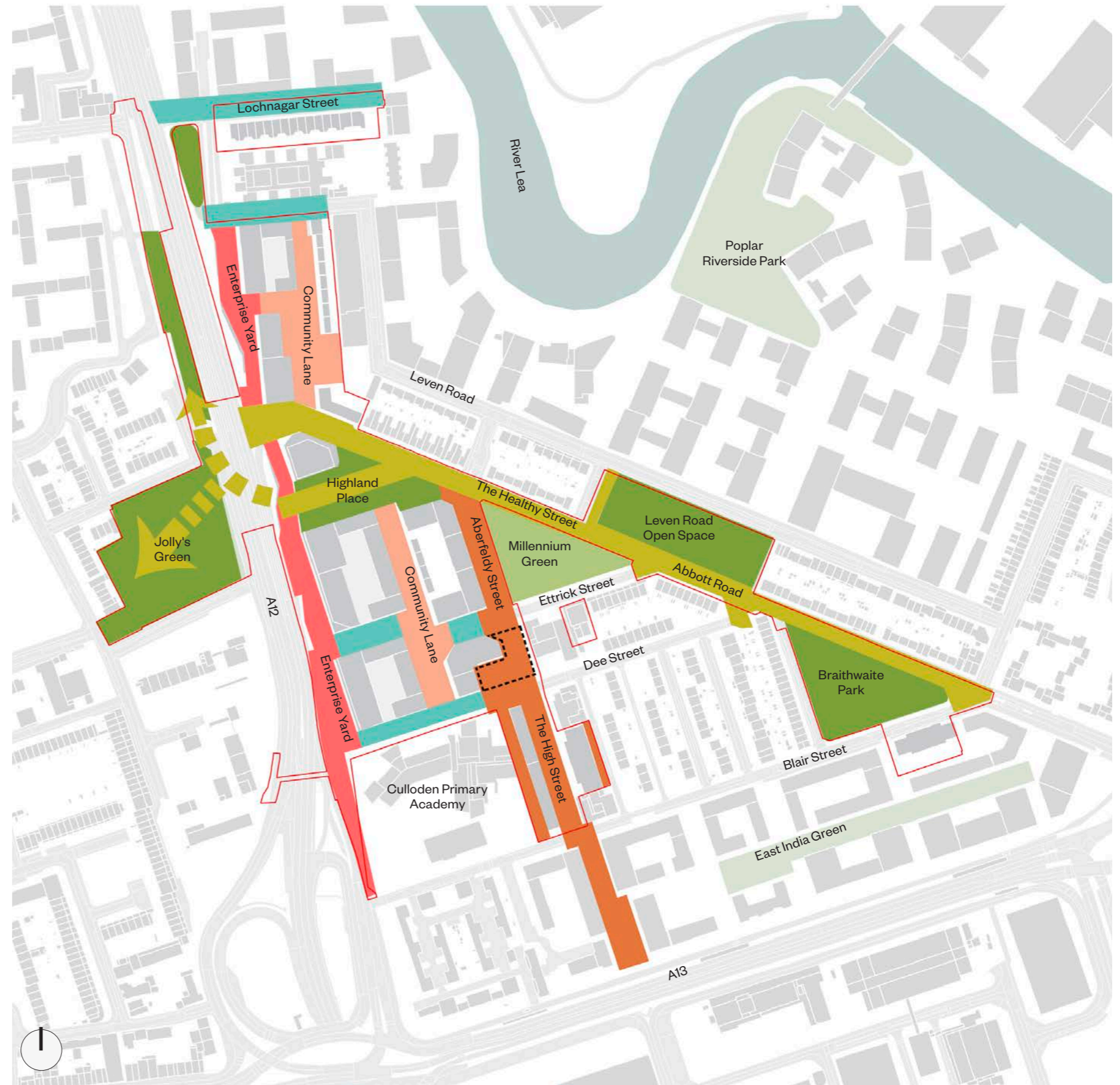


Fig.476 Character Areas - Ground Floor diagram

The Healthy Street

Vision of a Healthy Street

The aim of the Healthy Street proposals is to improve the quality of pedestrian connectivity along Abbott Road, helping to link the main green spaces of the illustrative masterplan: a Park Connector. This also connects pedestrians to the new greenspace, Highland Place, which itself connects via the repurposed vehicle underpass to a green Slip Road, and further west to Jolly's Green via the proposed new Underbridge. The improvements will also improve east-west links between the illustrative masterplan area and the River Lea, associated residential areas, Poplar Riverside Park with a new river bridge, and areas east of the River Lea.

The proposal will transform Abbott Road into a place that reflects its green space context and is an exemplar for TfL's Healthy Street initiative. This can be done through narrowing the existing carriageway, introducing clearer crossings, incorporating planting and trees, seating, shelter, and creating a more generous pedestrian environment.

- ① Planting buffer to A12 junction to protect pedestrians using pavement
- ② Pedestrian crossing
- ③ New open space and planting to Highland Place
- ④ Raised table at key junctions
- ⑤ Abbott Road narrowed carriageway
- ⑥ Existing mature tree planting maintained
- ⑦ New tree planting to compliment existing canopy and create Healthy Street avenue
- ⑧ Planting beds to road side edge

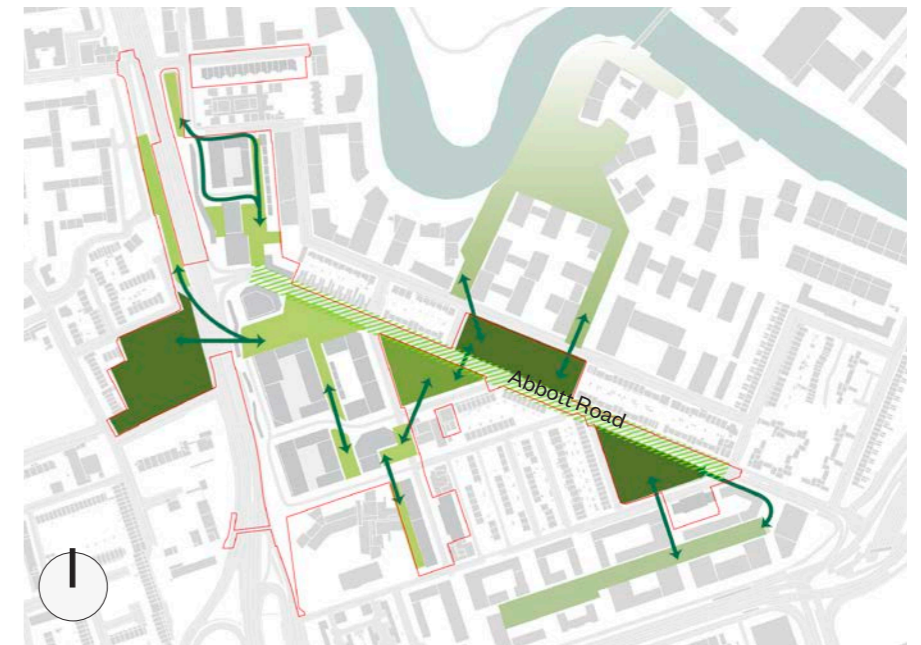


Fig.478 Connecting Green Spaces diagram

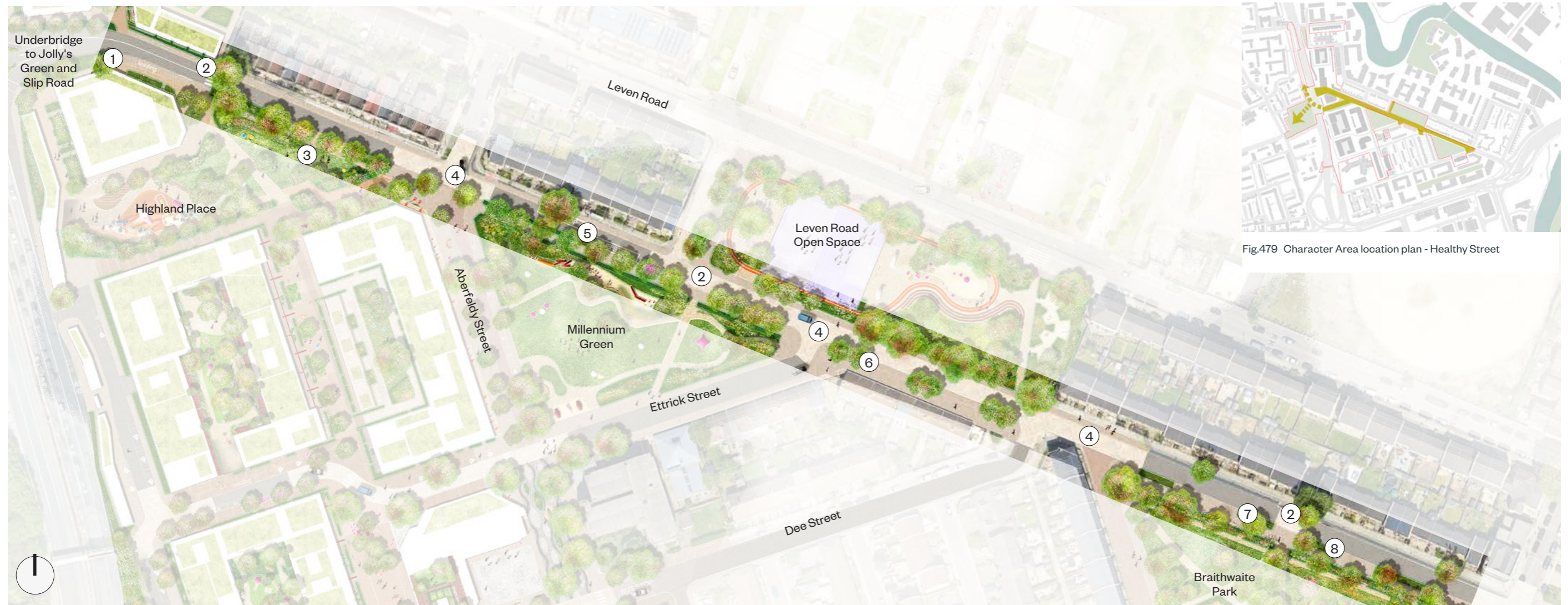


Fig.477 Character Area diagram Healthy Street

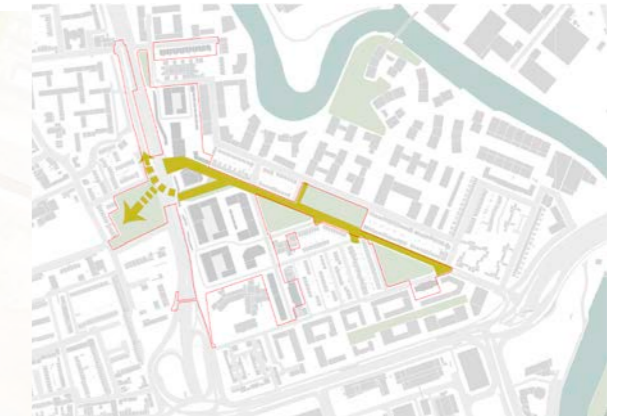


Fig.479 Character Area location plan - Healthy Street

The Healthy Street

Abbott Road is 7.5m wide, with narrow pavements. Vehicles dominate the route, whilst pedestrians navigate the narrow footpaths, interrupted by bus shelters, guard rails, front gardens and trees.

Existing Site condition

Abbott Road is the primary vehicular route traversing north-south across the Site. It is a busy road, dominated by cars travelling in both directions along the 7.5m carriageway.

Paving materials, junctions, crossing, street furniture and edge treatments vary in both specification and condition, and do not provide any coherent place-making for pedestrians, beyond being a means of motorists driving from A to B.

The existing trees of primarily mature London Planes is the street's greatest asset, which should be embraced and celebrated. In addition, Abbott Road is an important spine along which three existing greenspaces exist in relative isolation, due to a lack of connectivity, way-finding or sufficient places to cross for pedestrians.

These local parks are Braithwaite Park, Leven Road Open Space, and Millennium Green; for further information, refer to the individual character areas later in this chapter.



Fig.480 Braithwaite Park and Abbott Road



Fig.481 Kerbside planting between Millennium Green and Abbott Road



Fig.482 Central reservation in middle of Abbott Road



Fig.483 Leven Road Open Space and Abbott Road

The Healthy Street

Park connector

Setting the principal of Abbott Road as a Park Connector establishes positive foundations for all movement and use of the street, be that for children, adults, cyclists or motorists. The design intent is to establish the Healthy Street as a favoured north-south pedestrian route, which vehicles continue to use but with traffic calming initiatives in place, and clear, safe, easy east-west crossing points.

Abbott Road, which already benefits from existing mature London Plane and other street trees, could be enjoyed as a relaxed and attractive route to walk or cycle along, and connect in to other loops and trails within the parks, such as for fitness, play or nature. The proposal features planting, which includes avenue street planting, to separate the footway from the carriageway on the western side of the road, creating a visibly different experience for pedestrians.

The concept presents an exciting canvas for the inclusion of dedicated play, playable features, seating and street furniture, and other leisure activities such as a jogging route or dog walking link, designed along its length.

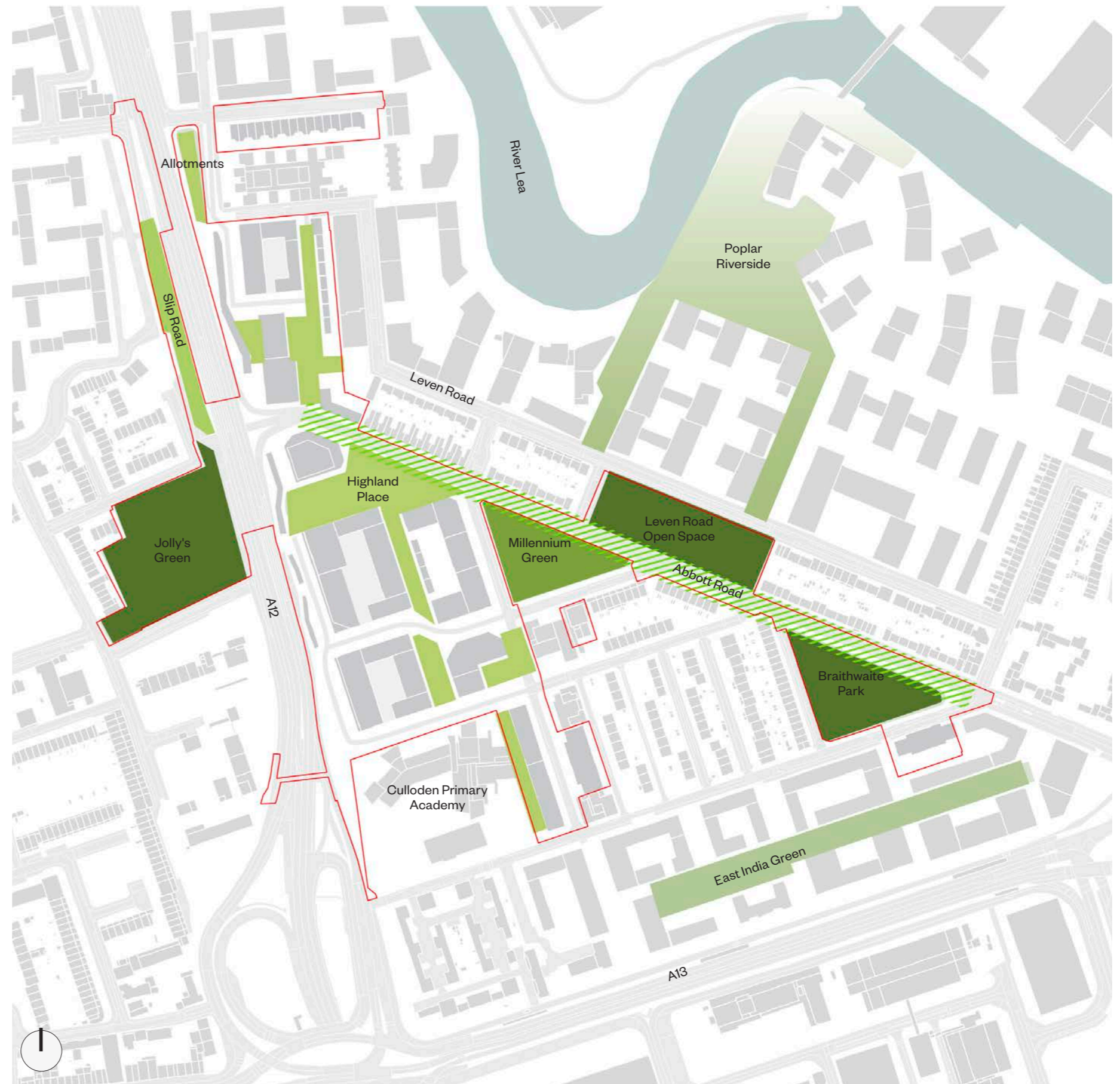


Fig.484 Healthy Street Park Connector diagram

- New green space
- Existing green spaces (and application boundary)
- Existing green spaces (Section 106)
- Green space context
- Park Connector

The Healthy Street

Precedents



Fig.485 Generous pavements and motorist de-prioritisation, Orford Road Walthamstow



Fig.486 Greening of streets



Fig.487 Wider pavements create opportunities for street furniture moments



Fig.488 Softening of roadside edges for pedestrian enjoyment and biodiversity



Fig.489 Raised tables and different surface treatments to differentiate spaces



Fig.490 Re-thinking road edges to prioritise pedestrians

The Healthy Street

Connecting the green spaces

The proposed narrowing of the road wins space for both pedestrians and planting. Elongated raised tables with changes in surfacing, and priority zebra crossings both connect the green spaces visually and physically. Combined with additional trees and planting, these cognitive signs will make drivers aware they are transitioning into a different space where they need to drive slowly and take special care. Modeling has indicated a significant reduction in general traffic in the future due to the closure of the underpass. Reducing general traffic will help east-west connectivity and the ambition for greater independent pedestrian mobility for children.



Fig.491 Abbott Road - Millennium Green and Leven Road Open Space junction looking north - Existing



Fig.492 Abbott Road Millennium Green and Leven Road Open Space junction looking north - Proposed



Fig.493 Abbott Road - Leven Road Open Space and residential looking north - Existing



Fig.494 Abbott Road Leven Road Open Space and existing residential looking north - Proposed

Parks and green spaces

Aberfeldy is poorly served by usable high quality green space. There are just the three modest sized, low quality, poorly connected green spaces: Braithwaite Park, Leven Road Open Space and Millennium Green, as well as the popular East India Green, part of the previously approved Aberfeldy Village Masterplan. A fourth green space, Jolly's Green, is an isolated flat area of grass with some play facilities and mature tree planting, located to the west of the A12. There is currently no safe and clear east-west connection across the A12. The existing underpass is widely perceived to be threatening and unsafe as well as poorly connected which means users have to walk long distances to avoid using.

Based on the consultation a number of overarching principles were established for the improvement of all the parks and the linkages between them. Fundamentally, the proposals aim to change spaces and be aspirational, whilst improving the movement and connectivity between sites. Visibility, safety, and transparency to draw people from one park to the next are key human considerations, in tangent with an imperative to improve nature and biodiversity.

However, the green space potential is considerable. In addition to the regeneration of these four aforementioned parks, the future area is set to include:

- Allotments and Community Garden, as part of the detailed application;
- New park space in Highland Place, as part of the outline application;
- New green spaces along Community Lane, as part of the outline application connecting across the A12;
- Significant new park as part of Poplar Riverside development.



Fig.495 Character Area diagram Parks and Green Spaces - Braithwaite Park, Leven Road Open Space, Millennium Green, connecting to Highland Place

Fig.496 Connecting Green Spaces diagram

Parks and green spaces

Aberfeldy has just the three modest sized, low quality, poorly connected green spaces: Braithwaite Park, Leven Road Open Space and Millennium Green.

Existing Site condition



Fig.497 Braithwaite Park existing play elements and open space with undulating mounds



Fig.498 Leven Road Open Space MUGA entrance from Abbott Road



Fig.499 Millennium Green amphitheatre



Fig.500 Braithwaite Park existing entrance and railings



Fig.501 Leven Road Open Space central mounded landscape with steps



Fig.502 Millennium Green open lawn and bench seating

Parks and green spaces

Green spaces connectivity

In this outline proposal, the major North-South link connecting Braithwaite Park, Leven Road Open Space, Millennium Green, Highland Place and Jolly's Green (via the Underbridge) - is the improvements to Abbott Road, described previously in the Healthy Street Character Area section. Abbott Road acts as a Park Connector.

The proposals incorporate improved and more formal crossing points on Abbott Road, facilitating East-West movement, particularly connecting Leven Road Open Space. Several new routes across this space would also be created linking to Poplar Riverside Park and different parts of the new Leven Yard development.

As part of the improvements to the three existing greenspaces, connectivity has been considered from the very start to ensure the parks can be enjoyed as a greater collective experience, as well as individually. Building on the strategic notion of Circuits across the wider illustrative masterplan, presented earlier in Chapter 7.1, local trails have also been designed to encourage movement and exploration between all three spaces. For example, walking and jogging trails; activity trails; tree and nature trails.

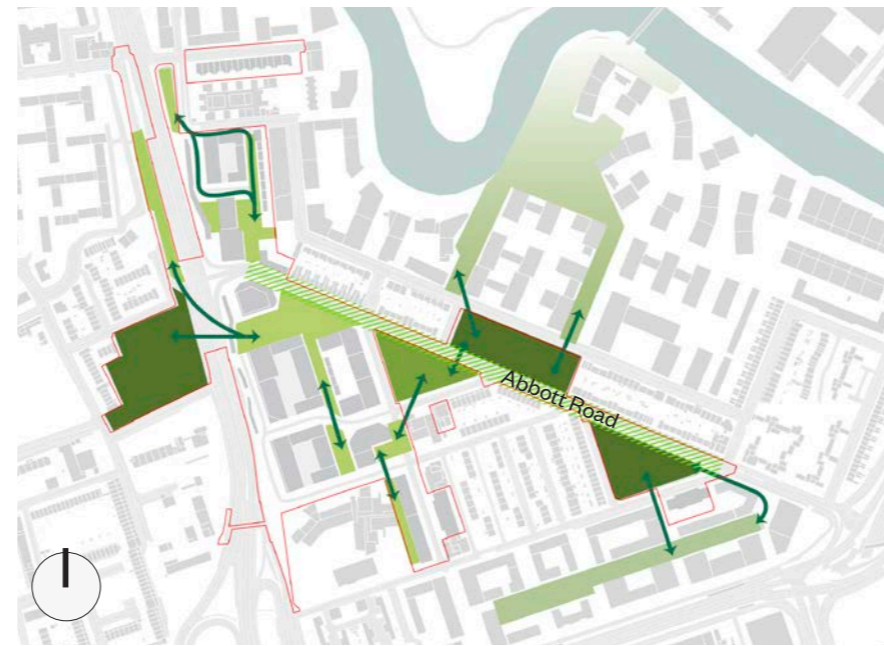


Fig.503 Connecting Green Spaces diagram

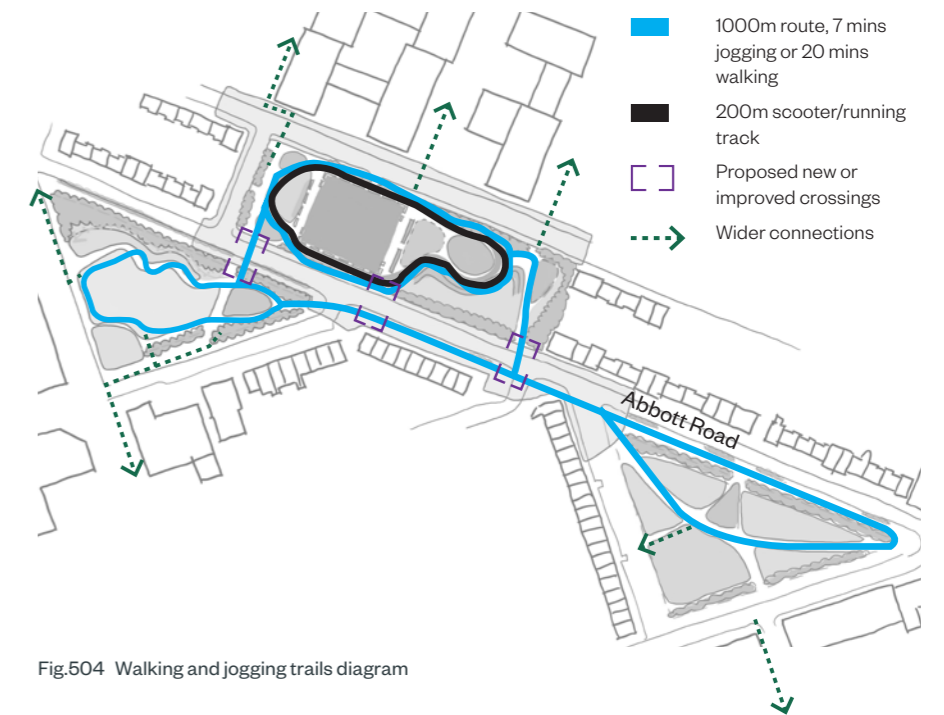


Fig.504 Walking and jogging trails diagram

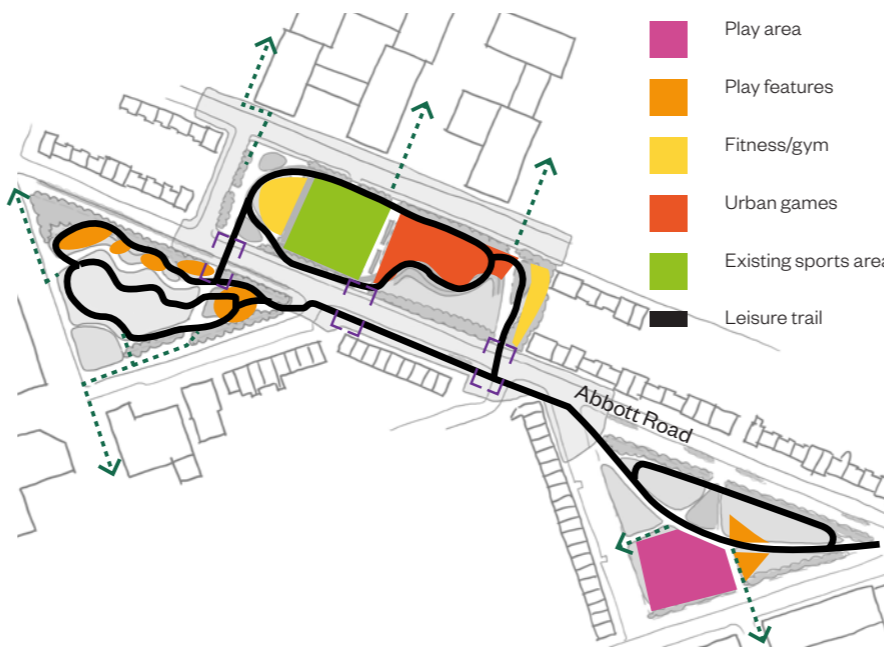


Fig.505 Activity Trails diagram

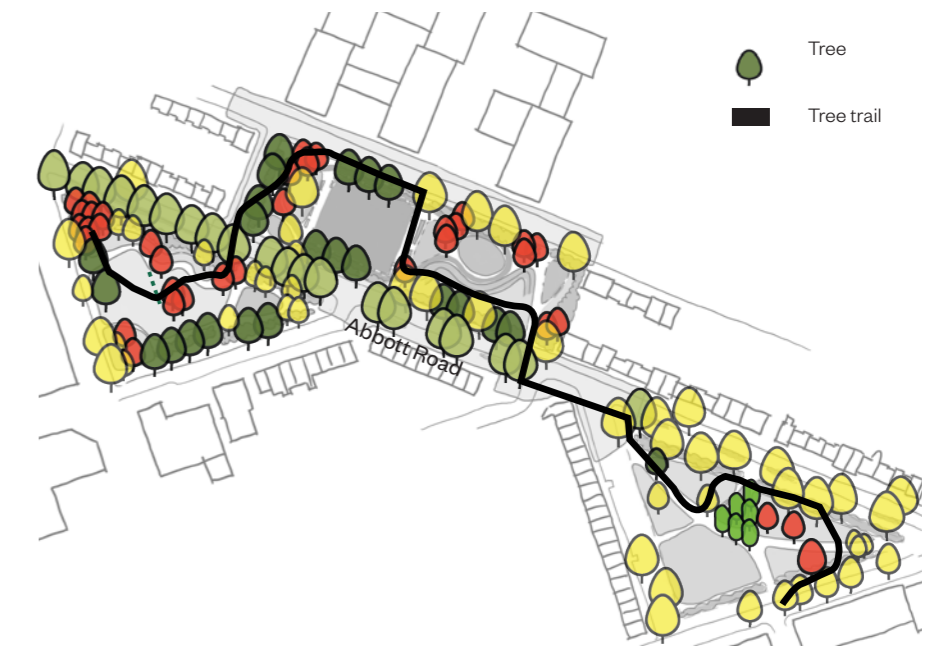


Fig.506 Tree trail diagram

Braithwaite Park

The identity of Braithwaite Park is ‘The Gardens’ for the neighbourhood with a play area, flowers, and areas of lawn, seating and picnic tables to rest, relax and socialise.

The character and life of Braithwaite Park is as a neighbourhood garden square.

Through consultation and responding to the aspirations of the community, it has been developed to offer a mix of activity: from play (both formal and informal), picnics, walks, relaxation, and socialising. It is a sensory garden environment of flowers and habitat, and a place for everyone to enjoy.

To the south-west corner is a significant children’s play area with a range of play equipment for all ages and abilities. The detailed design of this area is subject to further consultation, and will include traditional items like swings and towers as a result of direct feedback from residents.

Further open space is provided for informal play across generous amenity lawn areas. These areas include colourful flowers and improved planting, to feel more garden like, as well as the retention of existing trees and planting of new trees for shelter and shade.

Plenty of seating and resting areas are included for sociability, with provision of arm and back rests to be included. For example traditional benches to the park edges; picnic tables and benches outside the play area for waiting parents and carers; curved social benches near the older swings for young teens to hang out.

Existing tree planting is enhanced by new tree planting in all three green spaces, and no trees are proposed to be removed.

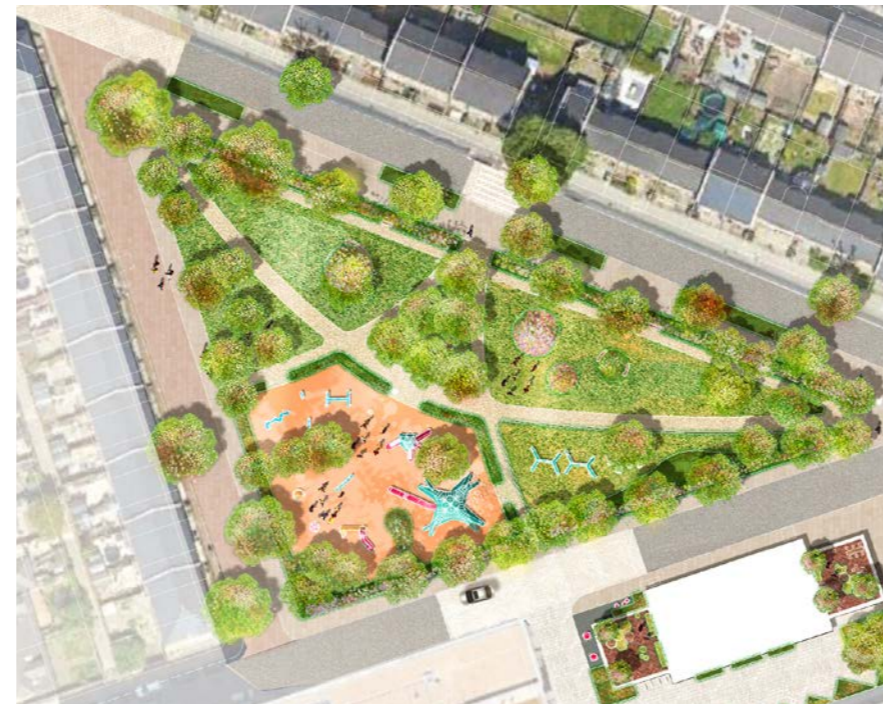


Fig.508 Illustrative Colour Masterplan - Braithwaite Park



Fig.509 Axon Braithwaite Park

Further information on Braithwaite Park can be found in the **Design and Access Statement: Detailed Proposals**, prepared by Morris + Company which supports this application.



Fig.507 Character Area location plan - Parks



Fig.510 Illustrative View Braithwaite Park and dedicated play area, looking south from entrance on corner of Abbott Road and Benledi Road