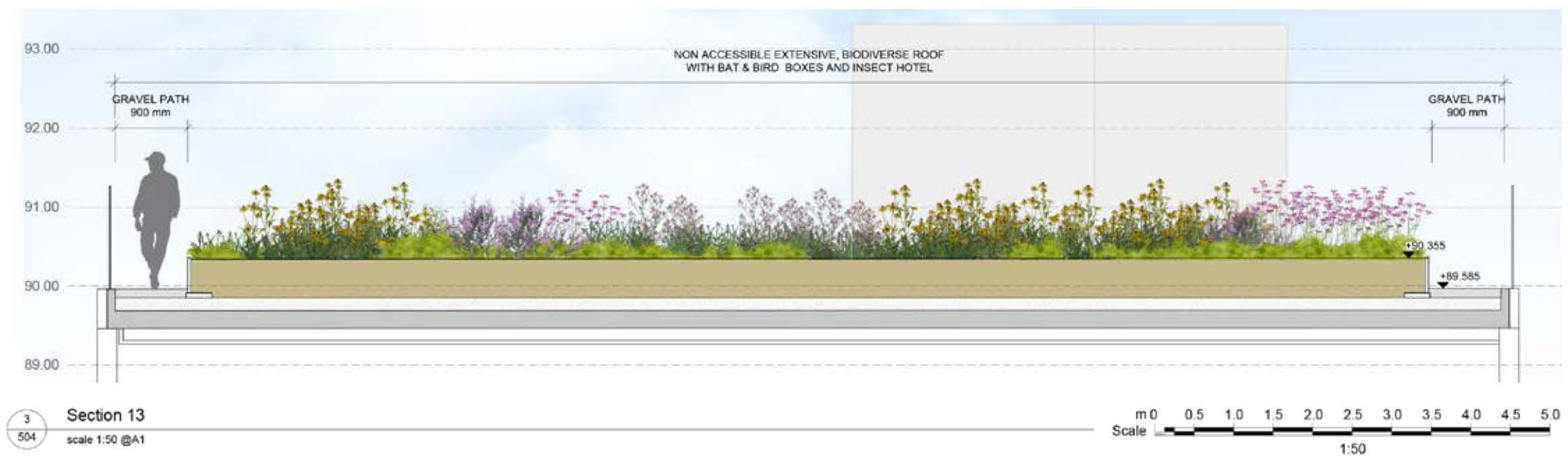
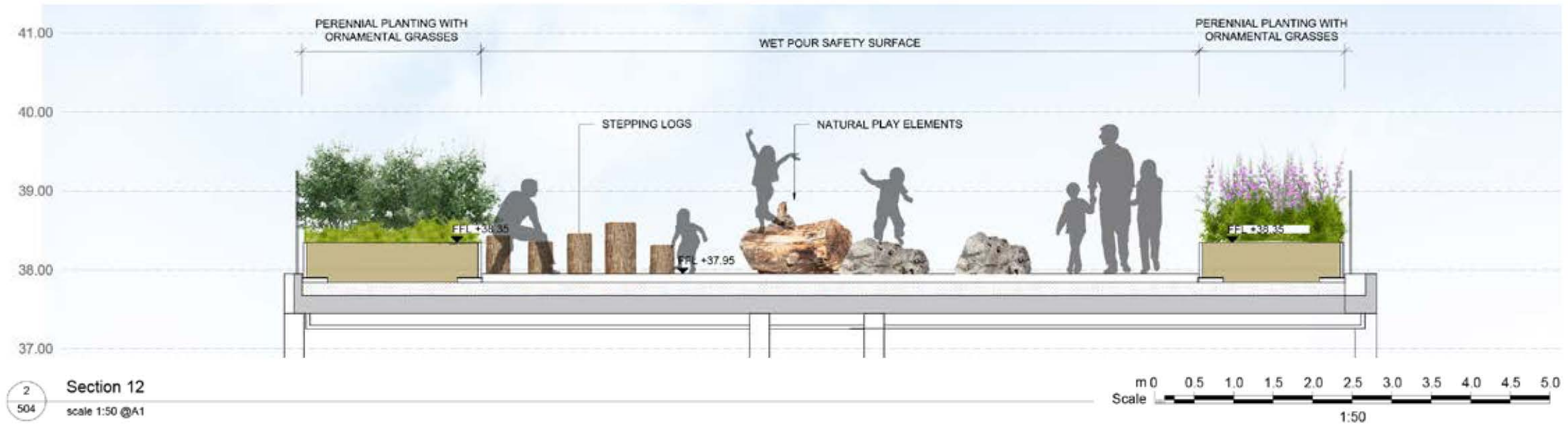
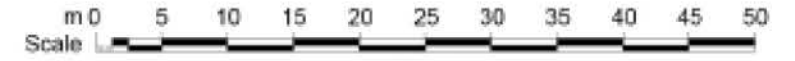


UPPER LEVEL CHARACTER AREA: PLOT B ROOF GARDENS





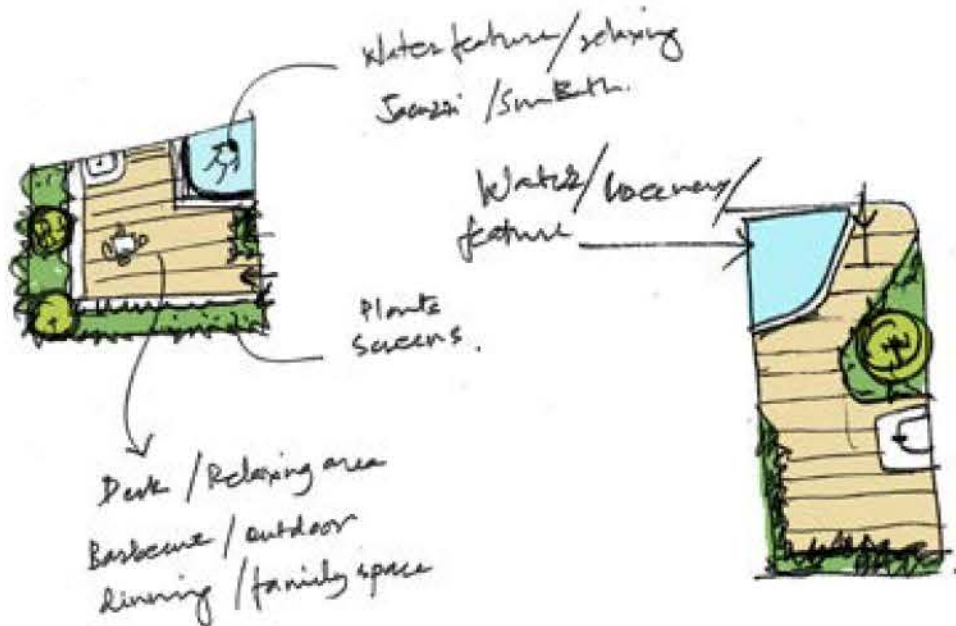
UPPER LEVEL CHARACTER AREA:
PLOT A ROOF GARDENS

Both Buildings A East and A West include a series of private terraces and communal gardens. Some areas are even designated as non accessible bio-diverse roofscapes as part of the ecological enhancement measures in the scheme.

Typically the roof terraces will include raised planters and a combination of decking and artificial grass, to create a compact social space which can be enjoyed all year round.

These roof top spaces sit at varying levels creating a mix of view points as they face out towards the city and along The River Thames.

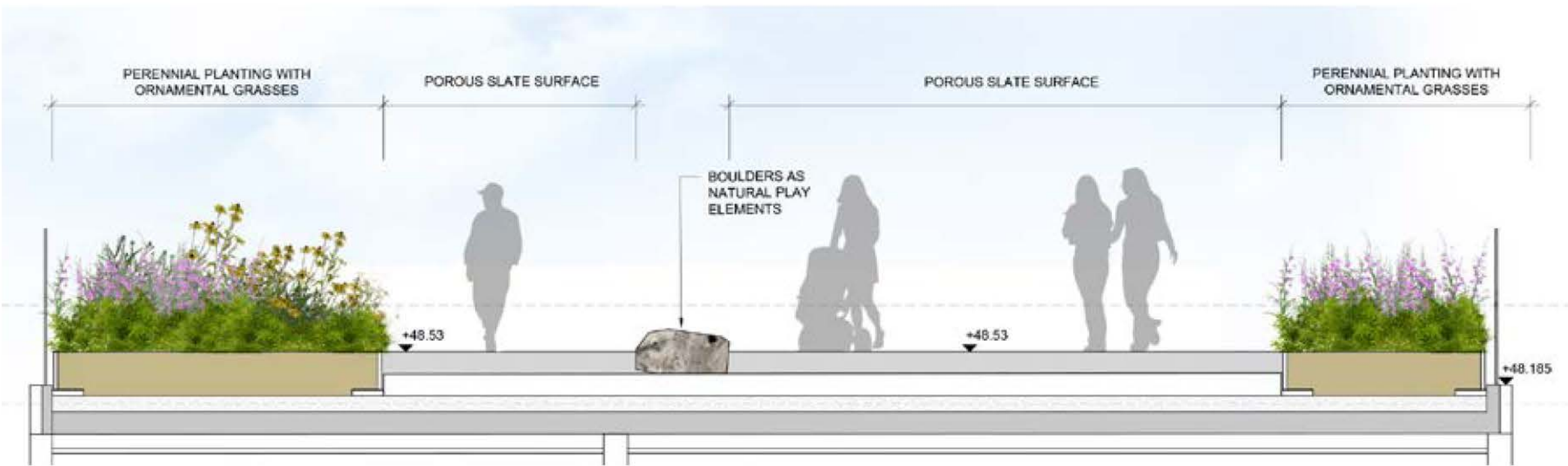
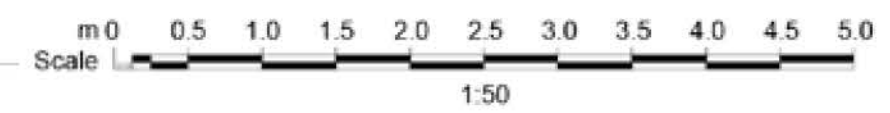
It is envisaged that these spaces will be used for private gatherings and for social interaction between residents in each block. The images included on this page give some indication of how these space will look and how they might be used.



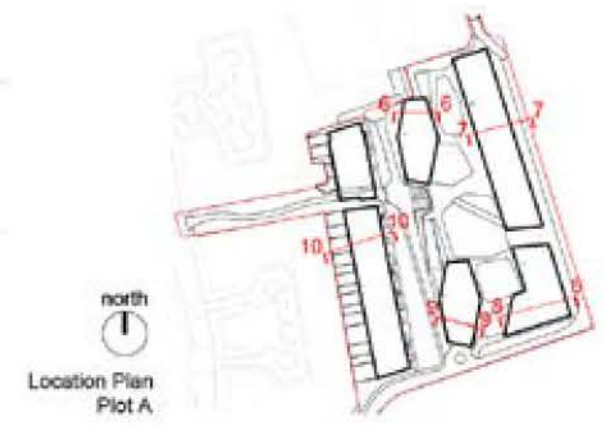
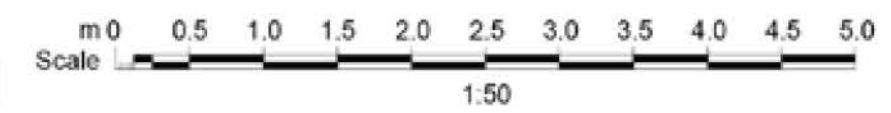
UPPER LEVEL CHARACTER AREA:
PLOT A ROOF GARDENS



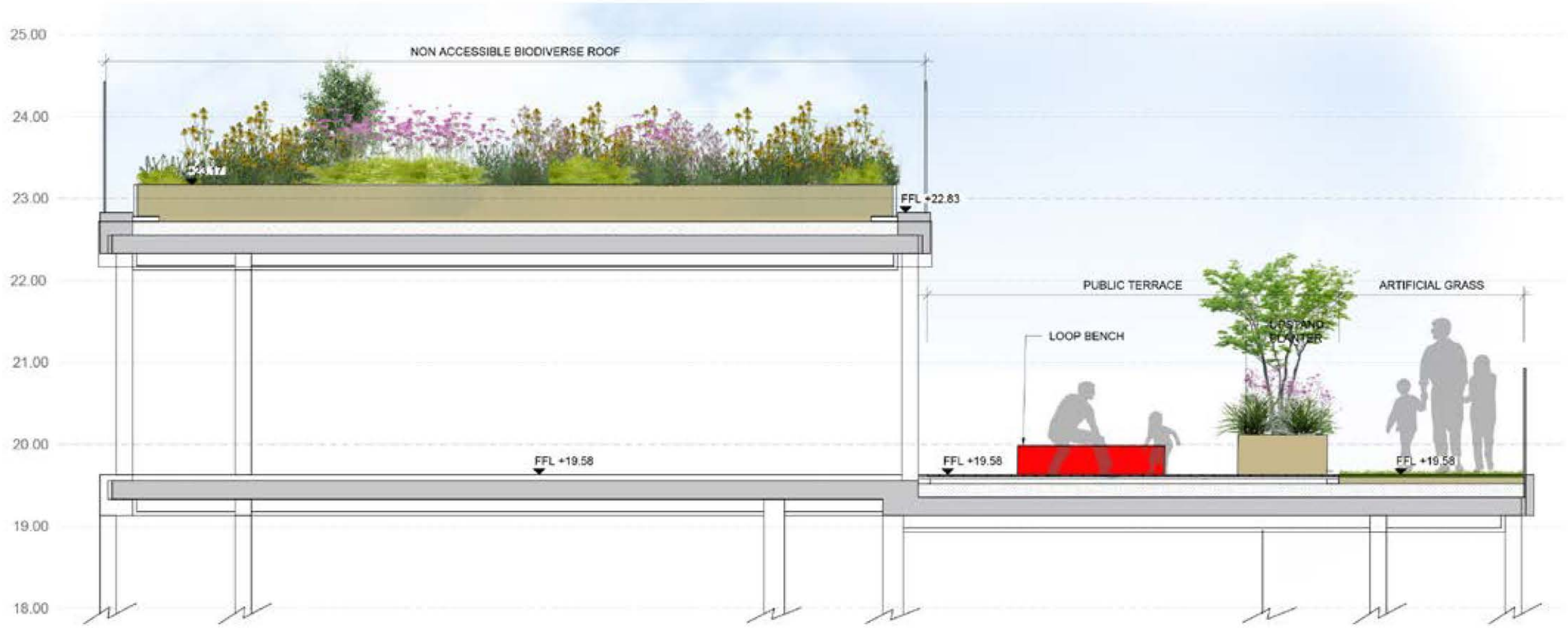
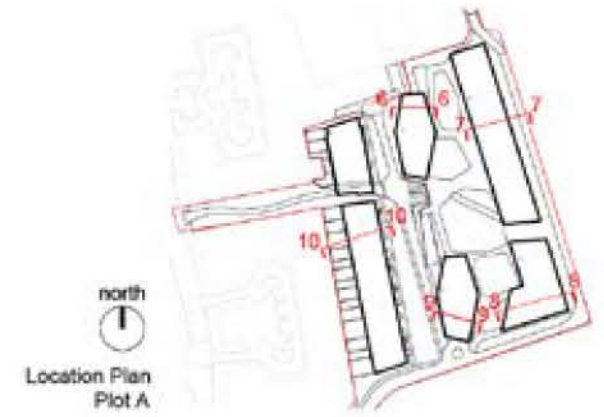
2
503 Section 7
scale 1:50 @A1



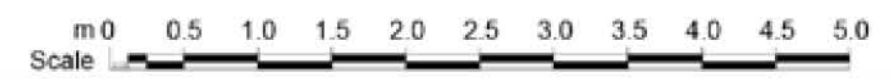
4
503 Section 9
scale 1:50 @A1



UPPER LEVEL CHARACTER AREA:
PLOT A ROOF GARDENS



5 Section 10
503 scale 1:50 @A1



UPPER LEVEL CHARACTER AREAS: PLOT A PAVILIONS 1 & 2 ROOF GARDENS

The Plot A Pavilions sit in the heart of the Central Garden / Park and provide stunning views across the development and city skyline.

These high quality landscaped roof spaces are designed to reflect some of the natural characteristics of the adjacent River Thames.

Sinuous paths flow through dense planting echoing the patterns and forms seen in the river mud when the water levels recede. A dry river bed consisting of stones and boulders provides secondary routes through the planting for maintenance access.

Small stone tiles sit on end, and flow through the pathways to mimic flowing water which leads to viewing decks at either end of the roofscapes.

These decked viewing platforms provide expansive panoramic views down into the Garden / Park below, along the river and towards the city centre beyond.

Ornamental grasses and drought tolerant planting provide soft swathes of vegetation which bend and sway physically reflecting wind patterns, and adding another level of dynamism to this unique tranquil space.

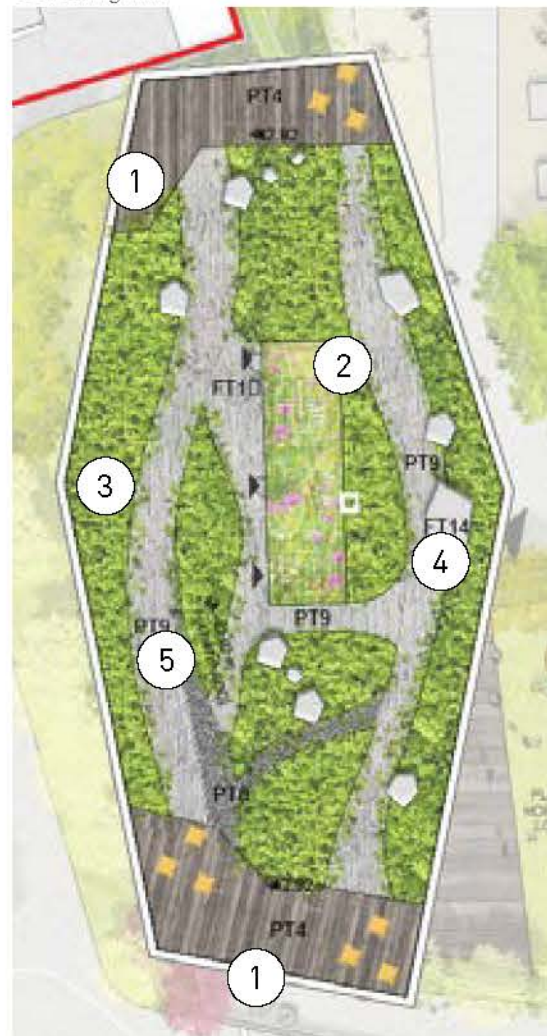
These landscapes are designed with family life in mind. They provide a stimulating landscape for children and the opportunity for relaxation for adults.

A summary of some of the other key areas and features on the Pavilion roofscapes are listed below:

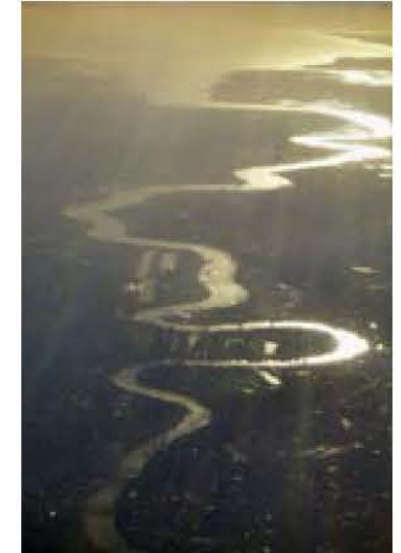
1. Viewing deck.
2. Bio diverse roof above lift box.
3. Swathes of planting, including grasses and ornamental shrubs.
4. Boulder seats.
5. Slate tile path.
6. Dry river bed paths.



Building A1.



Building A2



UPPER LEVEL CHARACTER AREAS: PLOT
A PAVILIONS 1 & 2 ROOF GARDENS



UPPER LEVEL CHARACTER AREAS: BIO-DIVERSE ROOFS

Bio-diverse roofs are an excellent way to encourage new wildlife into the development. These roofs can also help improve air quality, reduce the heat island effect, and attenuate surface run-off, which is another example of the SUD systems used in this scheme.

The adjacent diagram highlights the location of the bio-diverse roofs and their relationship to each other across the development. The final specification of these spaces to be developed with a suitably qualified ecologist post planning.



10.6 Existing Trees

TREE SURVEY ASSESSMENT SUMMARY

A comprehensive tree survey and Arboricultural Impact Assessment has been undertaken by the RPS Group for the Anchor & Hope Lane Development Site. This document is dated 4th November 2016 and relates to existing trees and vegetation within the development boundary.

The existing trees on site were assessed for their condition, size and location in accordance with the criteria outlined in BS5837 'Trees in Relation to Design, Demolition and Construction Recommendations 2012.

This section of the report is a high level summary of that assessment, and highlights the existing trees on site to be retained and removed.

The total area of the site is 2.52ha and it is located at Ordnance Survey Grid Reference 541110E, 178940N. The most significant trees within the site are a line of mature London plane (*Platanus x hispanica*) which grow within a narrow planting strip between the pavement on Anchor & Hope Lane. The canopies of these large trees extends out over Anchor & Hope Lane as well as the site itself.

The prioritisation for tree retention has been based upon the guidance contained within BS5837:2012. Category A trees should be seen as the highest priority for retention and Category C the lowest.

A Tree Preservation Order (TPO) exists on site and covers the mature London plane trees (T1 –13, T15 and T18) which line the area between the Anchor & Hope Lane and the industrial estate.

TREE RETENTION AND REMOVAL:

No individual trees within or adjacent to the site will require removal in order to facilitate the construction of the development proposals. It will however be necessary to remove one group trees comprising self-seeded sycamore (*Acer pseudoplatanus*), G2, which are growing at

the northern end of the old service railway, which is referred to in this scheme as Rope Lane. The removal of these trees will have a negligible impact on the site's arboricultural value due to their low quality. While not a constraint to development, it will be necessary to remove all clumps of woody scrub within the site. These comprise predominantly of butterfly bush (*Buddleia davidii*), a non native pioneer shrub synonymous with early colonisation of derelict ground.

TREE PRUNING WORKS:

In order to accommodate the service road, where it runs north to south within close proximity to the western boundary of Plot B, it will be necessary to undertake light crown lifting to the canopies of trees T1 – 13 on their eastern side. It is considered that these works would be required to provide between 1 to 1.5m of additional ground clearance so as to allow for occasional high sided vehicles.

It will also be necessary to laterally prune the canopies of T12 and T13 by 1 to 1.5m in order to provide a suitable clearance from the proposed buildings in the adjacent area.

It is not considered that these works would significantly impact the trees in question. These works would need to be professionally assessed closer the time of the development being implemented on a tree-by-tree basis with all works undertaken using guidance found within BS3998:2010 Tree Work – Recommendations.

SERVICE ROAD IN FRONT OF PLOT B

It will be necessary to construct the service road where it passes through the RPA of T1 – T13 using a 'No-Dig' method of construction such as Geosynthetics - Cellweb or Wreckin - ProtectaWeb. It is understood that the service road will not be adopted and can therefore be constructed to this standard.

Approximate location of 'Group 2' trees (refer to RPS Tree Constraints Plan, drawing number JMK 9275-RPS-Figure 01.03 for more information).

This group is currently a Category C2 and will be removed as part of the new proposals. New tree planting will be introduced in this area.

Approximate location of 'Group 1' trees (refer to RPS Tree Constraints Plan, drawing number JMK 9275-RPS-Figure 01.02 for more information).

This group is currently a Category C2 and will be retained as part of the new proposals.

Approximate location of Tree numbers 1 to 15, plus Tree number 18 (refer to RPS Tree Constraints Plan, drawing number JMK 9275-RPS-Figure 01.01 for more information).

These trees are an important existing feature of the site and will be protected and retained as part of the new proposals. These trees are currently Category A2 based on the BS5837 methodology for tree assessments.





Trees along Anchor & Hope Lane (Winter)



Trees along Anchor & Hope Lane (Summer)

GOOGLE MAPS 3D VIEW

LOOKING EAST ALONG ANCHOR & HOPE LANE



10.7 Landscape Planting Strategy




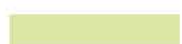


SOFT LANDSCAPE PLANTING STRATEGY SUMMARY

A series of diagrams have been developed that outline the types of planting proposed for the scheme, where it is positioned and approximate height.

Planting is an important consideration as it softens built form, humanises space, mitigates the microclimate and provides a seasonal sense of place.

The planting scheme has been developed based on the following considerations:

- Suitability of form and the eventual scale of planting in relation to the space and elevation.
- The use of tree, shrub and perennial planting to enhance the design by responding to the articulation of space in opening vistas, defining and hiding views.
- Planting to be appropriate to setting, not posing threat or nuisance, for example, through the specification of clear stem trees adjacent to public routes.
- Species selection to elevate local biodiversity levels.

-  Hedge. Height: 1 - 1.5 m
-  Shrubs. Height: 0.8 - 1 m
-  Perennial planting or ground covers
-  Lawn
-  Wildflower planting with ornamental grasses
-  Rainwater gardens

GROUND FLOOR

