

20 December 2018

1579LP03

**KEW BIOTHANE SITE – MELLISS AVENUE  
Response to Comments on Landscape**

We have now had the chance to review comments from the London Borough of Richmond Upon Thames and we would like to respond on the following points.

**Confirmation of which trees would be removed along the towpath (DAS confirms a loss)**

There are no proposals for tree removals anywhere on site apart from the Melliss Avenue frontage where the nature of the levels and the relatively short lifespan of the timber retaining wall necessitate a long term solution for the development.

**Can you please provide an existing and proposed site cross section (on the same sheet) to demonstrate that the berm (raised bank) would be retained.**

Wilder Associates have provided illustrative sections that show our intention to retain the raised berm along the riverside frontage of the site and that all trees east of the berm will be retained. We are in the process of drawing up more detailed versions of the site sections that will show existing and proposed levels and the interface between existing and imported materials on site and these will be provided in the next few weeks.

**Further clarity is required with regards to the existing vegetation at the berm and the existing grassland. Will this be altered in any way (landscaped) or left untouched?**

Our proposal is to keep all vegetation on the riverside of the berm as native scrub/understorey species. There is currently, however, a lot of rubbish and dead plant material in this area and our proposal is clear out dead and weak species in order to supplement with new additional native shrub planting in order to maximise the biodiversity value of this area.

**Please can you confirm that the capping layer required to mitigate soil contamination would only extend to the new soft landscape (existing areas to remain undisturbed) – identify this on a landscaping plan**

We confirm that a capping layer of 600mm of imported topsoil will only be introduced into areas of new landscape planting and we will issue drawings and sections that indicate these zones.

**The proposed *Betula pendula* appear to be satisfactory, however the spacing between the trees would need to be increased. The distance between the building and the trees will also need to be increased to reduce potential conflicts and pruning demands. Please provide further detail (engineering solution) to demonstrate that there will be sufficient rooting space**

1579LP03

**given the amount of hard landscaping (root access to natural soil is preferable to underground cellular soil containers which limit rooting volume)**

The proposal is for all trees to be in natural soil, although a structured soil zone will be required for trees along the frontage due to their hard landscape surroundings. We have proposed a large number of trees to be planted in order to offset the loss of trees along the frontage of the site. We are proposing plantings of Birch trees in thick copses which is quite common and used to great effect at Tate Modern at Bankside.



**The landscape palette and layout does not fit the existing site contour, given the existing grassland habitat more meadows may suit existing biodiversity than more trees. Tree planting needs to be more strategic and well-spaced supplementing the existing boundaries rather than filling all available space. Please reconsider the landscape palette**

We believe that an extension and reinforcement of the existing riverside tree planting would help to provide visual containment of the site but also help to frame the pedestrian corridors to the riverside. We agree that there should be a balance of meadow and woodland habitat on the site. We would propose that the understorey of the proposed birch woodland is still quite open and could be treated as an extension of the meadow, albeit with more shade tolerant species.

**The proposed *Alnus glutinosa* is an inappropriate species and the *Tilia Greenspire* is too formal for the rear. Please reconsider these species.**

The *Alnus* is most certainly an appropriate species as it is drought, flood and pollution tolerant. It is used all over London and not just in riparian corridors. The Lime tree is a more formal tree, but whichever species we plant along the boundary will have to be neat and columnar so that it does not become a maintenance problem in such a restrictive space. All such species could be claimed to be 'formal' due to their narrow columnar habit, but the 'Greenspire' Lime is particularly

1579LP03

appropriate as it does not drop sticky residue like most Limes and is a native of the UK. Alternatives include Acer campestre 'Streetwise'.

**Please can you confirm the what the proportion of the green roof to bio-solar roof will be. The proposal should not include a 100% bio-solar roof.**

Bio-solar roofs have been proven to create a perfect harmony between renewable energy and biodiversity. According to Dusty Gedge, who help develop the Urban Greening Factor (Policy G5 of the New London Plan), solar panels provide shade and damper areas in front and behind panels leading to a greater diversity of fauna. We therefore see no reason why the solar panels are in conflict with the biodiversity objectives of the green roof.

**Please can you confirm whether the fence between the site and the towpath remain/be replaced or be removed. If replaced or be removed, would measures will be put in place to ensure that the existing trees would not be harmed,**

We feel that the current chainlink fence is not an appropriate aesthetic for the scheme as it looks very industrial. We would recommend the removal of the chainlink panels, but the retention of the concrete posts in order to provide a lighter and transparent stainless-steel wire fence. By doing this there would be no intervention or disturbance of the tree roots.

**Please confirm the anticipated times that the gates to the towpath would be open.**

08.00 – 21.00, subject to agreement with KRRA and also reduced/extended in winter summer daylight hours

**The concrete block paving would appear rather urban for such a situation - resin bound/bonded gravel would be more appropriate.**

We feel that concrete block paving is an appropriate material for the arrival and drop off area and for the car parking and rear terrace areas as it comes in a wide variety of colours and surface textures, can be laid as a porous surface and is robust and easy to maintain. However we feel that resin bonded gravel would be an appropriate materials for the more informal garden areas of the scheme and would certainly be appropriate for the two arms that reach out to the riverside pathway.

**Peter Wilder  
Managing Director**