

5 March 2019

1579LP04

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

With regards to further comments received from London Borough of Richmond via email on the 7th February with regards to the landscape design for the proposed development we have outlined our response and amendments below.

How much of the roof is only covered by the green roof and how much is dual roof?

The current strategy is for a biodiverse living roof to be installed across the entire upper roof of the building, except the screen plant area. At planning stage, this area was estimated at 975m², which is the figure stated in the biodiversity strategy. In order to achieve the carbon reductions required by the energy strategy, it is estimated that PV panels need to be installed over approximately 540m² of the living roof (creating a “biosolar” roof in these areas). The exact area of PV coverage will depend on the selected panels, which won’t be known until they are procured, and on the roof maintenance requirements; however the principle is for a living roof covering the L6 roof area outside the screened plant space, with PV panels covering a significant proportion of the living roof. With the reduction in upper roof area as a result of changes due to feedback from the planners, 540m² of “biosolar roof” (i.e. PV panels above living roof) would leave an area of approximately 365m² of living roof.

The existing grassland is of interest and Policy LP 15 refers to a hierarchy of actions, with avoidance being the first and therefore I request that where the landscape starts to slope upwards, this be left as natural as possible (no additional top soil), creating a natural progression from manicured amenity planting closest to the building, to amenity grass, then to natural longer grasses/floral species and then to scrub, hedge and trees around the perimeter of the eastern side

Agreed, refer updated drawings below:

1579-MA-WA-MP-GF-DR-L-002	Softworks Plan
1579-MA-WA-MP-GF-DR-L-004	Biodiversity Strategy
1579-MA-WA-MP-GF-DR-L-006	Soiling Plan
1579-MA-WA-DT-GF-DR-L-007	Landscape Sections
1579-MA-WA-DT-GF-DR-L-008	Landscape Sections

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LP16 is very clear about no net loss of trees, the remaining site after the development cannot take the number of trees that would be required to plant to mitigate the loss of the tree corridor unless a mini woodland was planted in the grass. However that would then mean the loss of species rich grassland and the view to the river and there would then be pressure to remove the trees in due course. Whilst I normally support tree planting I feel that the glade of silver birches should be omitted allowing the existing grassland to be allowed to thrive, if they are planted the shading and new leaf litter will change the plant composition of the land.

Agreed, refer updated drawings as per the previous response.

With regards to the email received on the 12th February concerning loss of trees on Meliss Avenue:

The oak trees are of high amenity value and should be retained. Need to put forward a planning balance argument to justify the loss. Another concern is that the proposed proximity of trees to the building (along the front) as they would not get enough root space or crown space given the potential shade issues mentioned in the SJA response. Perhaps further detail of the tree pits is required (soil volumes, cross-section etc.).

Refer SJA trees letter 19 December. The ability for trees to survive is very limited due to the deterioration of the retaining structure and the limited room for normal root development. The retention of the trees would also prevent access to the site.

Drawing 1579-MA-WA-DT-GF-DR-L-009 illustrates a typical section through a tree pit for the proposed replacement trees along the frontage. Sufficient soil volume for the normal root development of the columnar trees would be achieved by providing a structural trees pit over which the pavement would be built. By aggregating the soil volume of the trees into linear root zones we would be able to achieve the planting along the street without the risk of root intervention into potential services running along the road corridor. This detail has been checked and approved by the manufacturer of the tree pit system Green Blue Urban who have been involved in numerous street tree planting programmes throughout the UK.

**Peter Wilder
Managing Director**