RICHMOND COLLEGE REDEVELOPMENT

Landscape Statement - For Planning

Revision B

Issued in support of the Reserved Matters Planning Application for the Richmond upon Thames College Redevelopment.
The following document should be read in conjunction with:
IA Planning Drawings, Rev B & BPTW Architects Design & Access Statement and Planning Drawings.

Rev A: 30.11.18

Rev B: 08.05.19

CONTENTS - RICHMOND COLLEGE

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IRELAND ALBRECHT LANDSCAPE ARCHITECTS

LANDSCAPE PLAN - RICHMOND COLLEGE

CHARACTER AREAS AND KEY FEATURES:

1 **Egerton Road Amenity Area:**
Existing trees and open sunny grass areas retained, infill trees planted to create succession. Existing low boundary wall retained, new railing above.

2 **Egerton Road Entrance:**
Existing brick pier entrance retained to form a distinctive pedestrian entrance, protected by bollards on the development side,to prevent parking. The main vehicular gates would be locked in the closed position, the pedestrian gates locked open.

3 **West Garden:**
Includes 'Gateway' footpath link to the west. The curved lawn with seating and planting create a pocket green space, with private patio gardens and planting areas to the perimeter.

4 **Central Garden:**
An important space to move through. The boundary to homezone 3 is envisaged to be quite open, to allow views in. This is the main area for play and recreation, a well used, social and transitional space .The Play Space is themed for toddlers, a natural play approach that includes sensory planting and trains as role play elements.

5 **East Garden:**
The East gardens have an open green allowing space for socialising and informal play, a footpath with an avenue of trees and seating creates a natural feeling of separation from the central garden. The garden terminates in a more private curved area of seating and planting.

6 **Homezone green:**
This small area of planting with a stepping stone 'play on the way feature' will create a connection with the West and Central gardens, softening and greening the homezone street

7 **Ecology Corridor:**
The north boundary forms a 6m wide buffer to the school. It includes large native tree species, such a Limes, that will in time soften the impact of the 5 storey residential blocks. There are 'gaps' in the tree canopy cover to allow full sun into areas to develop meadow habitats to develop. The boundary is marked with a native hedgerow.

8 **Homezone streets**

9 **South Road**

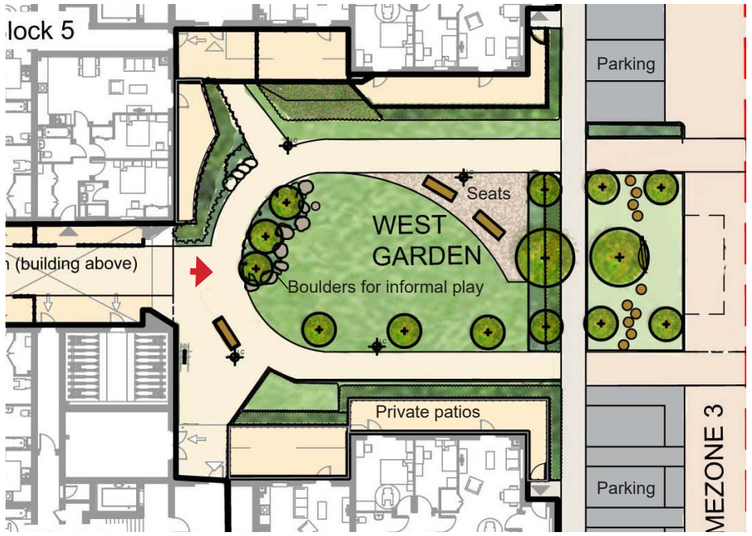
10 **Parking**

11 **Maintenance vehicle bay:** space for temporary maintenance use

12 **Private gardens or terraces**

13 **New vehicular entrance to the site**

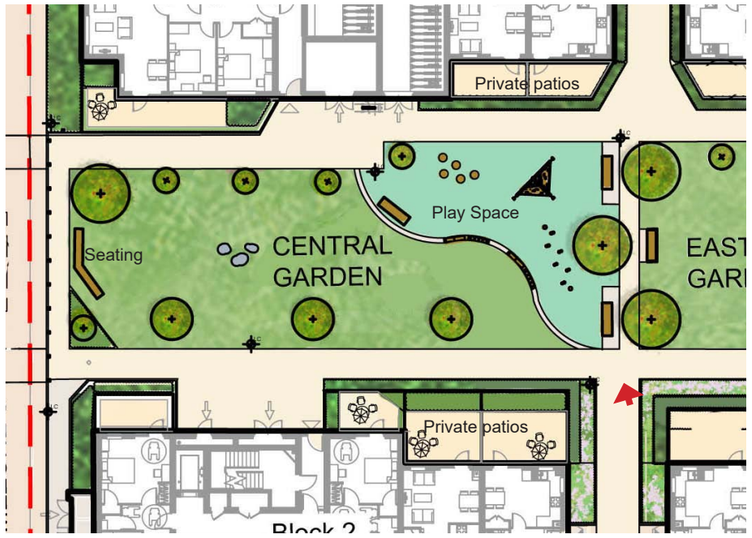
14 **North Road**



West Garden

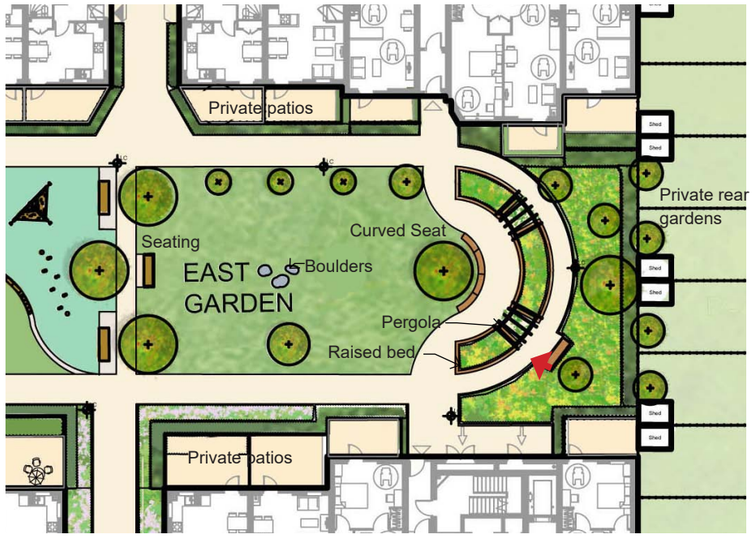
The Central Landscape spaces are designed as 3 interconnected spaces. Each garden is designed to have a different feel and function, which will provide variation and cater for a range age groups and activities.
The building blocks have dual entrances to the cores, which means that residents can use the central space to journey through, on the way to the station or to their car, as well as to access the garden or play spaces. This will ensure a high degree of footfall. The many balconies overlooking provide additional natural surveillance.

West Garden:
Linking to the Block 5 ‘Gateway’ building, this garden is designed to be well-connected to the recreation opportunities west of the development. Private amenity terraces are setback from the central oval lawn area with areas of hedgerow and defendable planting.



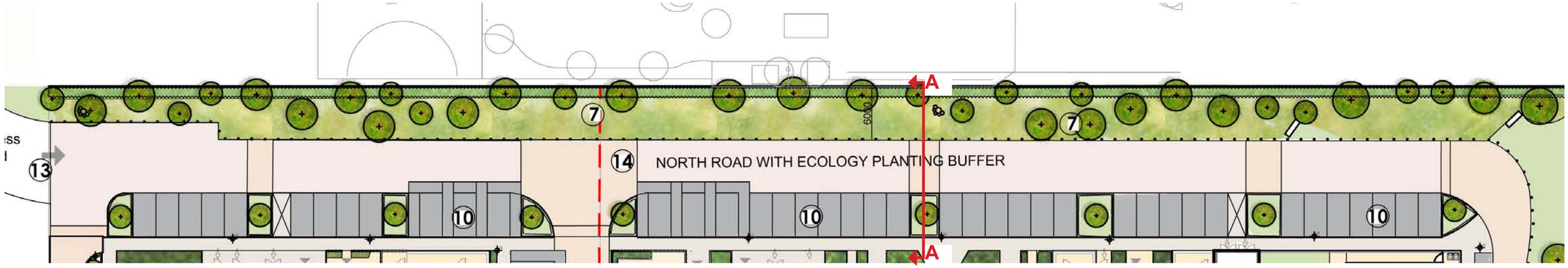
Centre Garden

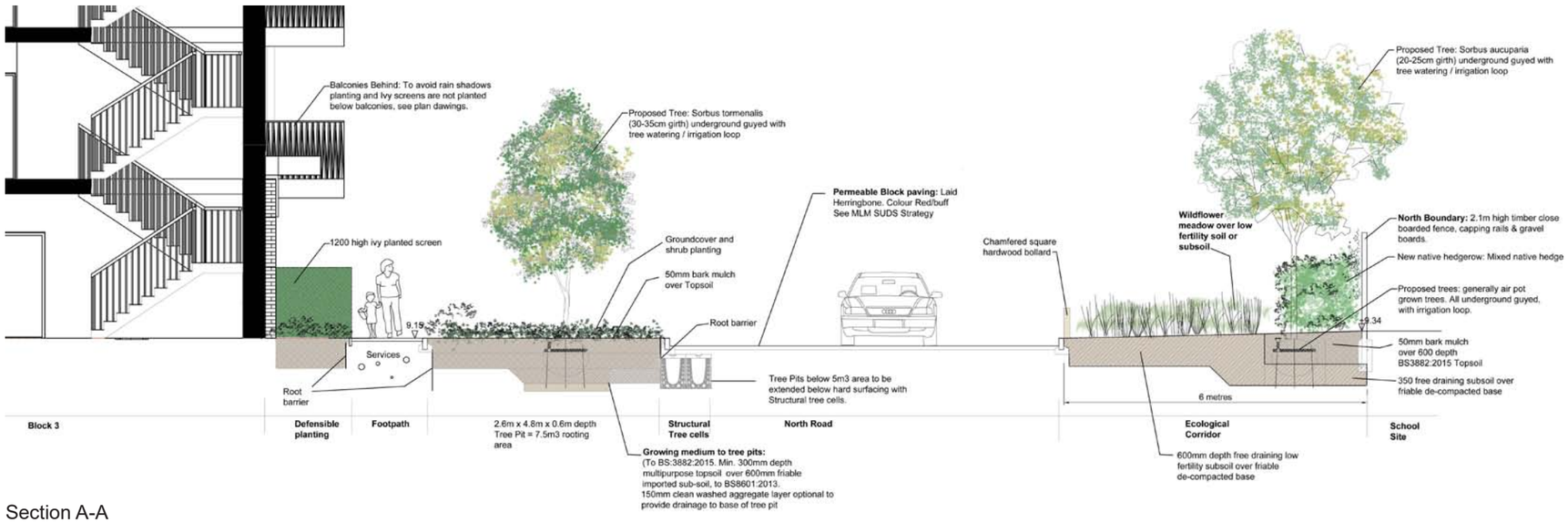
Central Garden: An important central space with an open aspect, designed to allow movement through and a feeling of inter-connectivity to the east and west gardens. This is the main area for play and recreation, a well used, social and transitional space with many places to sit.The Play Space is themed for toddlers, a natural play approach that includes sensory planting and trains as role play elements.



East Gardens

East Garden: is more contained, with boundaries on each side. This space could be developed with a greater garden character and could include some raised planters for residents use.





Section A-A

Native hedgerow

Long meadow grass, with mown grass areas to front.

Enhancement measures such as bird boxes, wood piles

The Ecological Corridor on the north boundary forms a 6m buffer to the school. It includes selection of native tree species, such a Limes, that will in time soften the impact of the 5 storey residential blocks, particularly when viewed from the school side. In additional there are trees and green areas proposed within the school site that will add further to this new green corridor. Other features for the ecological corridor include:

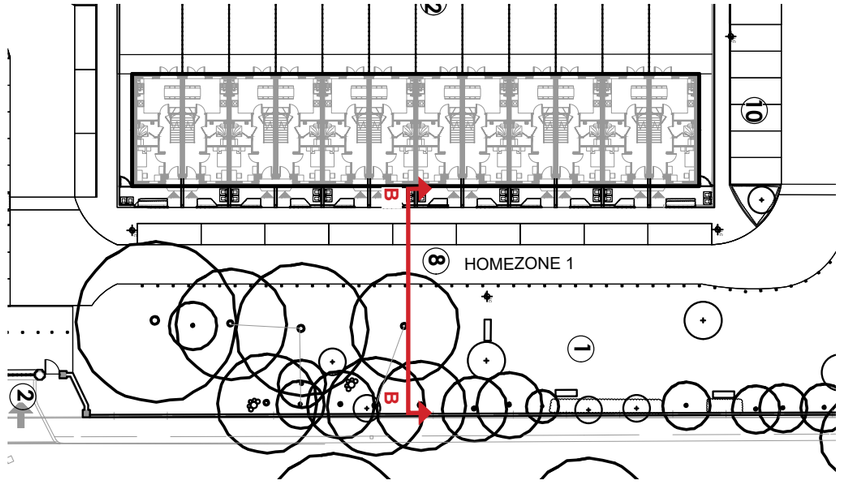
- Mixed native hedgerow planting along the boundary
- Long meadow grass areas, planted with 3 different native wildflower mixes, suited to the amount of shade.
- Habitat enhancement measures such as bird boxes and wood piles (for stag beetle habitat).

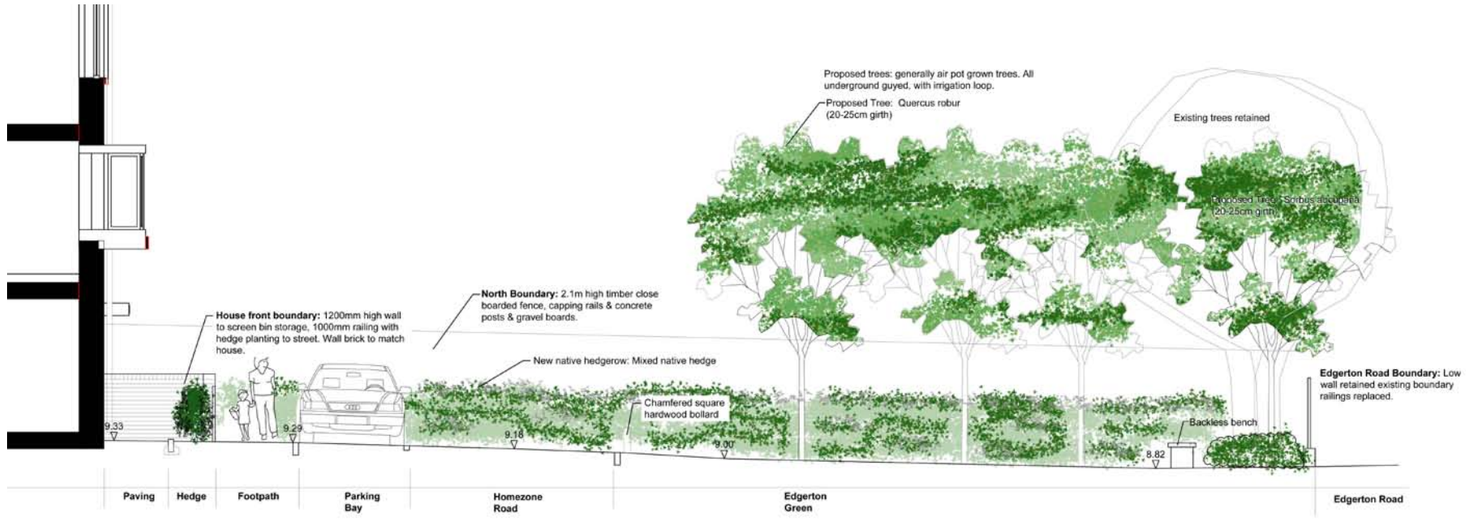
During the Pre-application & planning process advice was sort from the London Borough Of Richmond regarding Ecological and Arboricultural design considerations. The feedback we received has been incorporated into the above proposals.

This includes:

- Creating more open aspect areas without tree planting within the Ecological corridor, to promote areas for flowering plants.
- Providing small mammal holes in garden boundaries.
- Carefully consider the choice of tree species, anticipated canopy spread over 25 years and tree pit details.
- Provide ecological enhancements to biodiverse roof areas.

Location Plan





Section B-B

Sketch View - proposed boundary treatment to Egerton Road.

Maintain sunny open aspect of existing area

Existing brick entrance piers to be retained and incorporated into proposed boundary treatment along Egerton Road

Sketch View - proposed boundary treatment to Egerton Road.

The amenity space is an important feature for the development and adjacent existing residential streets. The existing mature trees will be retained and protected as they provide a prominent green canopy, which creates a natural boundary between Egerton Road and the development. The open aspect of the existing grass amenity area will be maintained, with only key native trees added to create succession and diversity with in the tree planting. The space is intended from general amenity use with seating provided in carefully chosen locations. It is anticipated that this space is open for general use by residents and visitors to the development. No play provision is provided in this area, play opportunities are within the more secure and resident focused areas, with the centre of the development. The existing boundary wall to Egerton Road is retained with a new railing to the top. The prominent brick pier gateposts that form the existing college entrance will also be retained and incorporated in the proposed boundary treatment to Egerton Road.

TREE SURVEY INFORMATION - RICHMOND COLLEGE

LEGEND

- Site Boundary
- Tx/TGx — Category A: High value retention most desirable
- Tx/TGx — Category B: Moderate value retention desirable
- Tx/TGx — Category C: Lower value could be retained
- Tx/TGx — Category U: For removal

2. Perimeter trees, many of which are Category B, have mostly been retained. Internal trees have been agreed to be removed to facilitate development. The trees on the Egerton road boundary are particularly valued by local residents and will be retained.

Trees to be retained:

Category B

T1 - Cherry
T2 - Cherry
TG4 - Mixed tree group Alder, Cherry, False acacia. False acacia recommended for removal. Tree works recently undertaken by collage, False acacia appears removed.
TG5 -Lawson cypress
T8 -Sycamore
T9-Sycamore
T10-Sycamore
T11-Sycamore
T12-Sycamore, possible removal to accommodate construction, Arboricultralist to advise.

Category C

T3 - Cherry
TG13 -Apple, Purple leaved, plum, Silver birch, Elder (partial removal, two trees on boundary to be retained)
TG15 -Silver birch

Trees to be removed to facilitate development:

Category B

T7 TG14

Category C

TG6, TG18, TG19, TG20

TREE STRATEGY PLAN - RICHMOND COLLEGE

Proposed new trees: 130

Tree removals:20 . Please refer to DeltaSimons Arboricultural Method Statement

Ecological Corridor Trees (min 4m wide):
(20-25cm 4.5-5.5m high at planting)
Acer campestre (10x7m at 25 yrs)

Betula pendula (12x8m at 25 yrs)

Tilla cordata (10x6m at 25 yrs)

Quercus robur (12x8m at 25 yrs

(20-25cm & 18-20cm girth)
Crataegus monogyna (6m x 4m at 25 yrs)
Sorbus aucuparia (7m x 4m at 25 yrs)
Prunus avium (12m x 7m at 25 yrs)
Prunus padus 'Watereri' (12m x 8m at 25 yrs)
Mixed Native Hedge

Street Trees:
(30-35cm girth, 5.5-6.5m high at planting)
Sorbus torminalis (7m x 4m at 25 yrs)

Betula utilis var. jacquemontii 'Grayswood Ghost' (9mx4m at 25 yrs
(20-25cm girth, 4.5-5.5m high at planting)
Acer compestre 'Streetwise' (7mx3m at 25 yrs)

Pyrus calleryana 'Chanticleer' (8mx3m at 25 yrs)

Amenity & Courtyard Trees:
(30-35cm girth 5.5-6.5m high at planting)
Liquidambar styraciflua or Liriodendron tulipifera 'Aureomarginata' (10mx5m at 25 yrs)
(20-25cm girth 4.5-5.5m high at planting)
Amelanchier arborea 'Robin Hill' (8m x 2.5m at 25 yrs)

Amelanchier lamarckii (4mx3m at 25 yrs)

Cornus kousa China Girl (4mx 3m at 25 yrs)

Prunus padus 'Albertii' (7m x 3.5m at 25 yrs)

Prunus serrula (6m x 4m at 25 yrs)

Small Garden Ornamental Trees:
(16-18cm girth, 4.0-4.5m high at planting)
Betula pendula 'Youngii (4x4m at 25yrs)

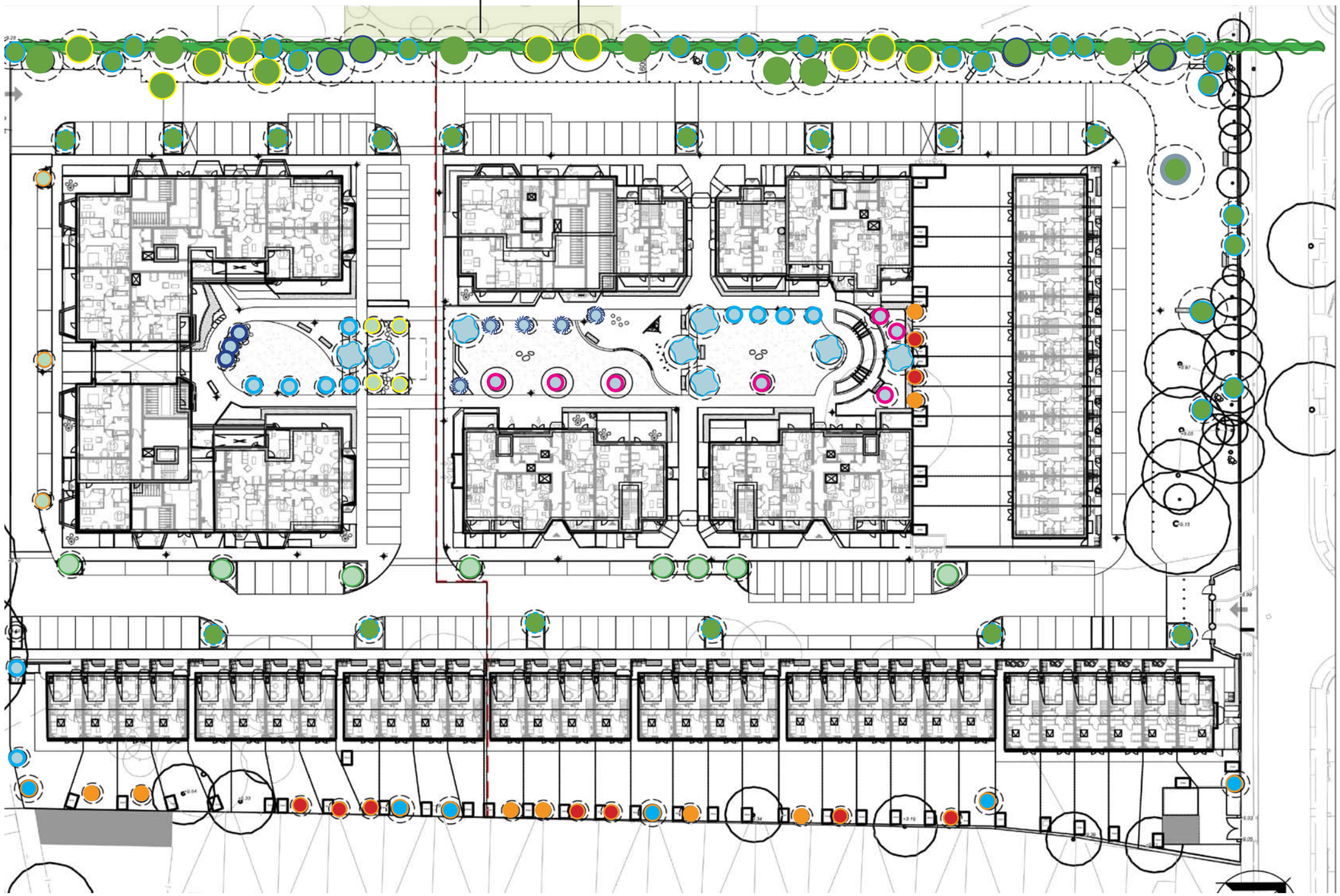
Malus rudolph, (5m x 3m at 25 yrs)

Sorbus 'Golden Wonder' (7m x 3m at 25 yrs)

Retain existing boundary trees, subject to arboricultural recommendations

Area of gates and trees within school proposals

Black dashed outline shows anticipated canopy spread of trees at 25 years from planting.



Through the pre-application process tree planting proposals have been modified in line with arboricutural comment, the principle points are set out below:

•The quantity of proposed trees has been reduced to 130 Trees.
•The diversity of Tree Species was generally liked; species thought to be inappropriate have been replaced, EG: Lime trees in parking area have been replaced with Sorbus species.
•Tree spacing have been carefully considered and now includes the 25 year canopy spread, as recommended by Hillier's.
•Trees within the ecology corridor have been re-spaced to create meadow areas, with the species leaf size also being considered, to allow meadow grass areas to be free from excessive overshadowing from the tree canopies above.
•The ditch within the ecology corridor has been removed to give a larger area of meadow habitat, following comment from the ecology officer.
•A strategy of planting trees closely, to give a high level of greening at planting, wasn't liked and has been omitted.
•Soil Volumes: The minimum soil rooting area has been increased to 5m3. All trees are planted in planting beds or lawn areas where the rooting area is often very extensive, within the shared landscape soiled areas. Rooting volumes will be calculated for each specific tree species using best practice methodology.
•Detailing for rooting space below roads is shown on section drawing: IA-421-LS-P01. This utilises structural tree cells that offers both rooting and loading capability.
•The trees within the central gardens are generally small varieties and will work well within lawn and planted areas.
•Timber bollards are used generally to protect the landscaping from parking ingress.
•Existing Trees. Generally perimeter trees, are retained. The Tree Group with the existing lawn adjacent to Egerton Road has been retained in full. The existing large specimen Sycamore (Tree 12) has been removed to enhance the garden character as requested. Please refer to DeltaSimons Arboricultural Method Statement for full details on the existing trees to be retained.

Ecological Corridor Trees (min 4m wide):
(20-25cm 4.5-5.5m high at planting)


Acer campestre


Tilla cordata


Betula pendula


Quercus robur

Ecological Corridor Trees (min 4m wide):
(20-25cm -18-20cm 4.5-5.5m high at planting)


Crataegus monogyna


Sorbus aucuparia


Prunus padus ‘Watereri’


Prunus avium

Street Trees:
(30-35cm girth, 5.5-6.5m high at planting)


Sorbus torminalis


Betula utilis var. jacquemontii
‘Grayswood Ghost’

Street Trees:
(20-25cm girth, 4.5-5.5m high at planting)


Acer campestre ‘Streetwise’


Pyrus calleryana ‘Chanticleer’

TREE IMAGES - RICHMOND COLLEGE

Amenity & Courtyard Trees:
(30-35cm girth 5.5-6.5m high at planting)

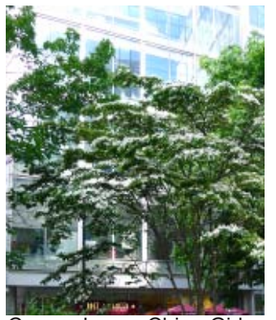
Liquidambar styraciflua

Amenity & Courtyard Trees:
(20-25cm girth 4.5-5.5m high at planting)

Amelanchier arborea ‘Robin Hill’

Prunus padus ‘Albertii’

Amelanchier lamarckii



Cornus kousa China Girl

Small Garden Ornamental Trees:
(16-18cm girth, 4.0-4.5m high at planting)

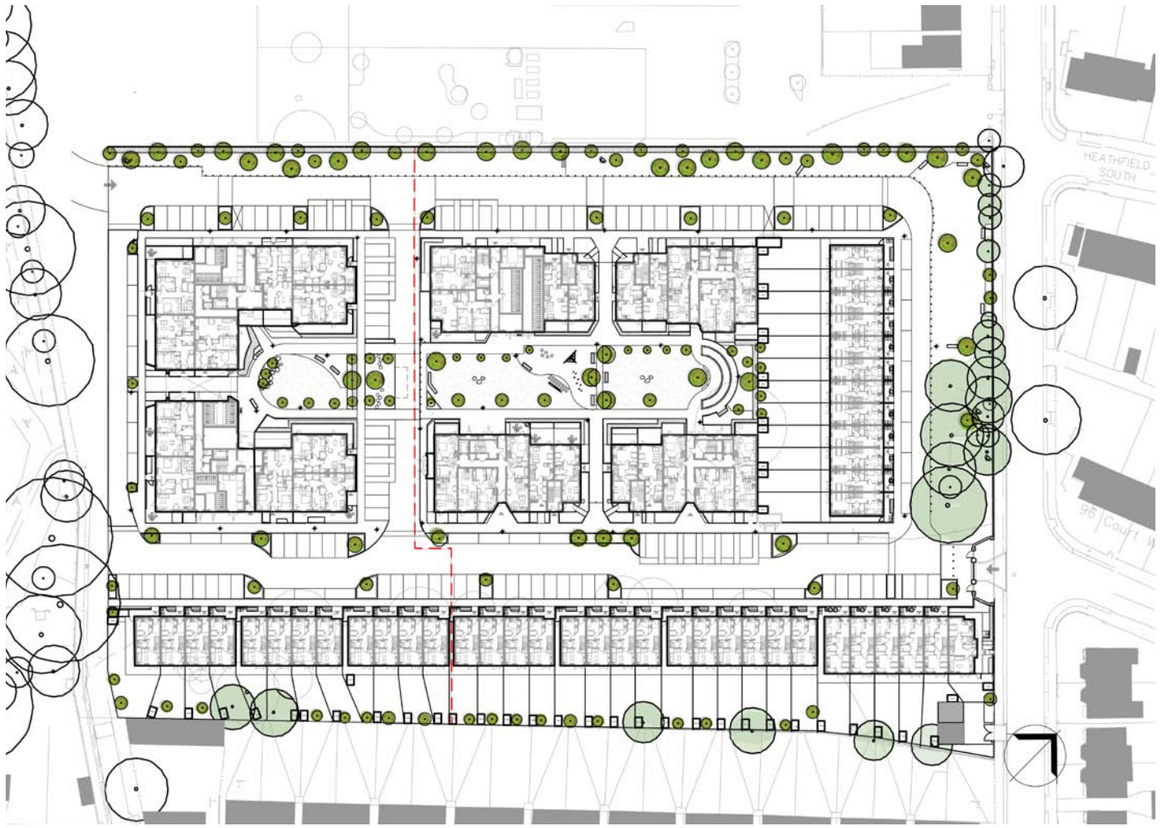
Malus rudolph,

Prunus Shimidsu Sakura

Prunus ‘Amanogawa’

Betula pendula ‘Youngii ‘

TREE CONOPY SIZES - RICHMOND COLLEGE

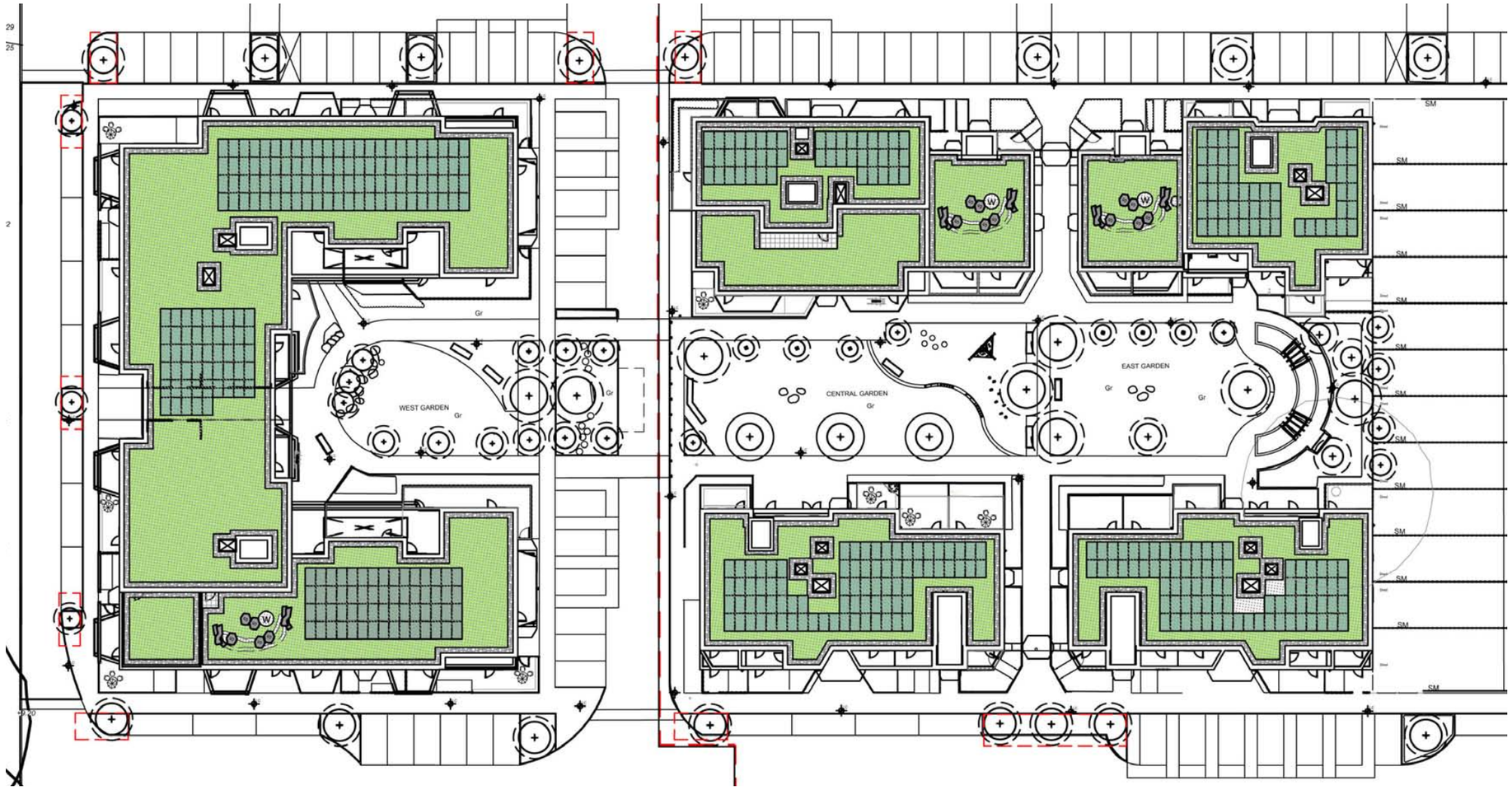


Tree canopy at planting

Approx tree canopy 25 years after planting

The developing Tree Strategy tests the design for the 25 years on. The above plan showing the larger broad leaf trees within the ecological corridor and street areas have grown strongly, whereas the central courtyard trees have remained at a more ‘garden’ scale.

BIODIVERSE ROOF STRATEGY - RICHMOND COLLEGE



Plan showing indicative areas of Bio-diverse roof - Areas subject to detail roof design

BIODIVERSE

Extensive biodiverse roof with substrates to support contrasting areas of grassland, to include:

1. Acid grassland.
2. Neutral grassland

The seed and substrates will be chosen to compliment each other to support the habitat. Other seeds will come in naturally and augment the mix in time.

BIOSOLAR

Where Photovoltaic panels are required a layer of low maintenance extensive vegetation will be planted. This enables a greater portion of the roof to become a biodiverse roof. Planting surrounding PV panels can have a cooling effect reducing the chance of overheating and extending the life of the panel. The shelter and shade created by the panels attracts a broader range of wildlife.

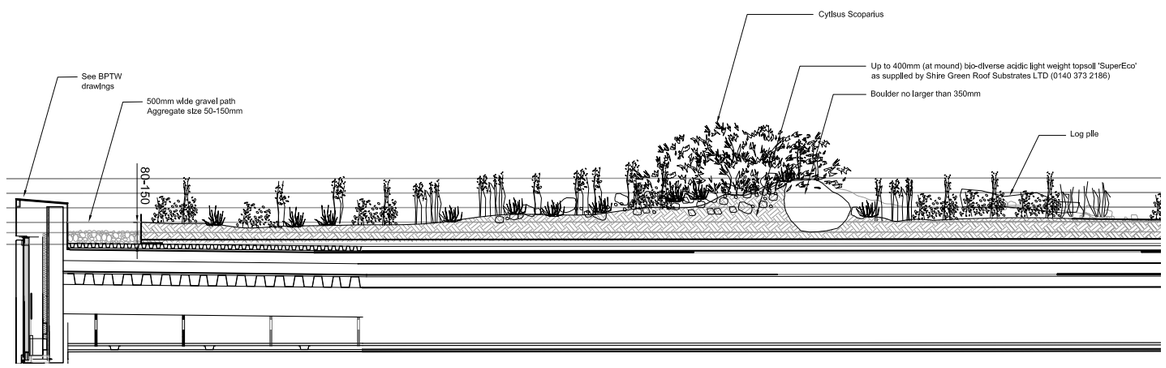
The boulders and variation in contour provide shelter and rooting space for small clumps of shrubs, to provide shelter. Small bowls, embedded in the roof will fill with rainwater to provide intermittent water supply. See typical section.

MAINTENANCE:

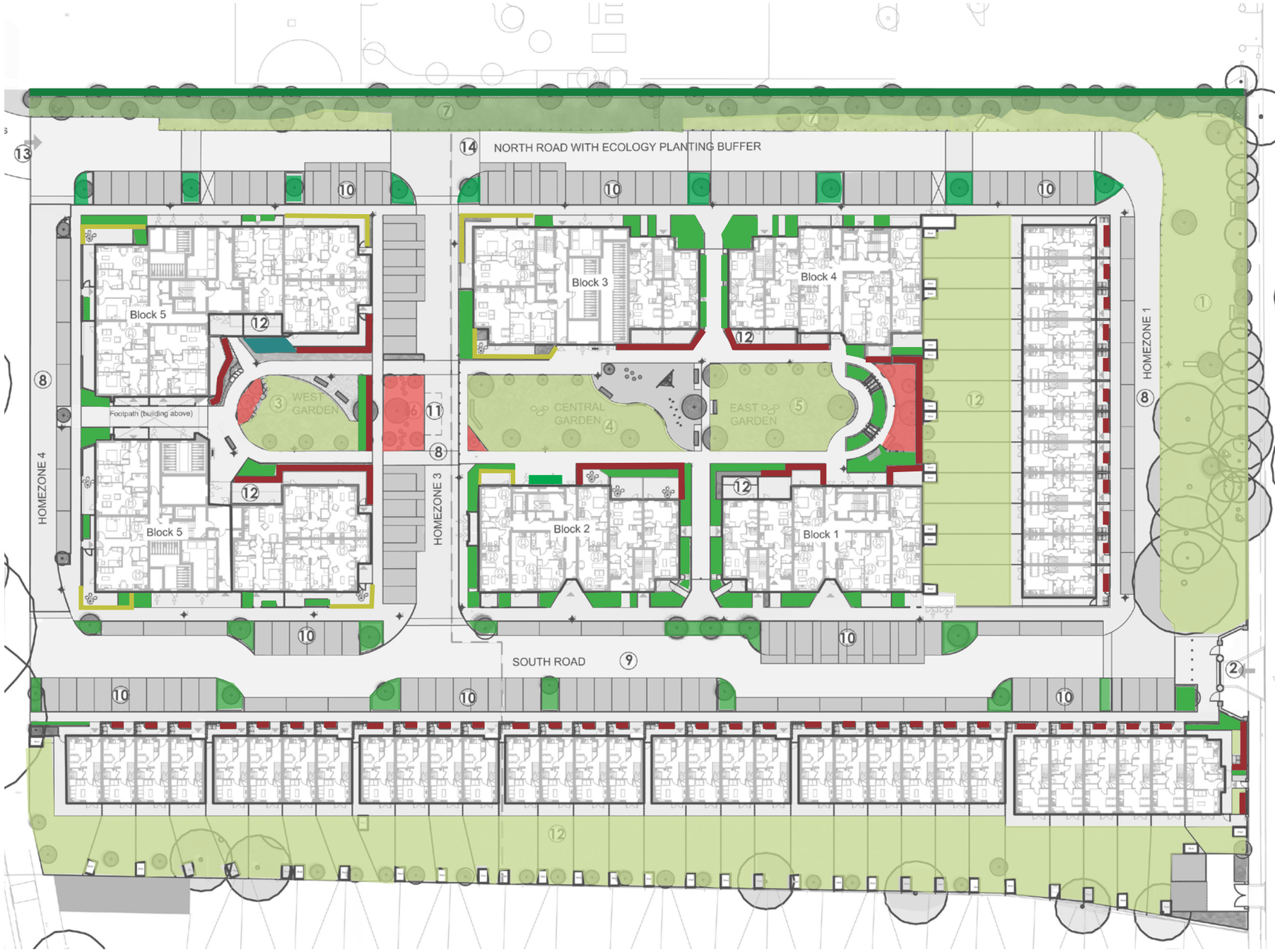
It is anticipated that there will be two maintenance visits per year by trained operatives, mainly to weed unwanted arrivals. It's not proposed to provide an irrigation system as this would be inconsistent with a low impact ecological approach. Access to the roof is for maintenance only.

Precedant image of a Biosolar roof

Example Section Through Biodiverse Roof



PLANTING STRATEGY - RICHMOND COLLEGE



PLANTING TYPES:

- Shrub and groundcover planting
- Large shrubs and self-clinging climbers for screening
- Grasses and herbaceous planting
- Swale
- Grass
- Wildflower Meadow
- Hedge - Clipped evergreen hedge to private gardens
- Hedge - Native Thicket Hedge
- Planted vertical screens

PLANTING:

A strong theme of native and naturalised planting or ecological value is at the centre of the landscape proposals.

HABITAT ENHANCEMENT:

Habitat enhancement will include:

Bat & sparrow boxes to be allowed for on block buildings

6no. bird boxes to create nesting opportunities for a range of species mitigating for the loss of potential nesting opportunities with in existing buildings or removed vegetation. Boxes with open fronts, 32mm & 28mm diameter holes will be installed on existing mature trees & Boundary fencing to ecology corridor

Stag beetle loggeries: pyramid shaped arrangement of logs set 500mm in ground Logs from native felled site trees

Small mammal hole in garden boundary fencing, min one hole per garden to ensure a continuous route though all rear gardens

PLANTING IMAGES - RICHMOND COLLEGE

HEDGE PLANTING


Elaeagnus ebbingei


Photinia ‘Red Robin’


Carpinus betulus


Ligustrum ovalifolium


Low small hedge: Buxus sempervirens

Mixed Native Hedge


Native hedgerow: 50% Crataegus Monogyna, 10% of each of the following; Corylus avellana, Rosa Canina, Rosa rubiginosa, Euonymus europaeus Viburnum Opulus .

NATIVE SWALE MIX


Iris pseudacorus


Carex pendula


Juncus patens


Juncus effusus


Lythrum salicaria

GRASSES & HERBACEOUS PLANTING


Stipa tenuissima


Stipa gigantea


Echinacea purpurea ‘Magnus’


Verbena bonariensis


Salvia nemorosa ‘Cardonna’

SHRUB AND GROUNDCOVER PLANTING


Cornus alba ‘Elegantissima’


Hebe rakaiensis


Hebe ‘Midsummer Beauty’


Rosa ‘Kent’


Viburnum davidii


Liriope muscari


Dryopteris filix-mas


Rosmarinus spp


Hedera helix ‘Glacier’


Geranium ‘Rozanne’


Rosa pimpinellifolia


Galanthus nivalis


Vinca minor


Geranium ‘Rozanne’


Narcissus ‘Jack Snipe’


Festuca

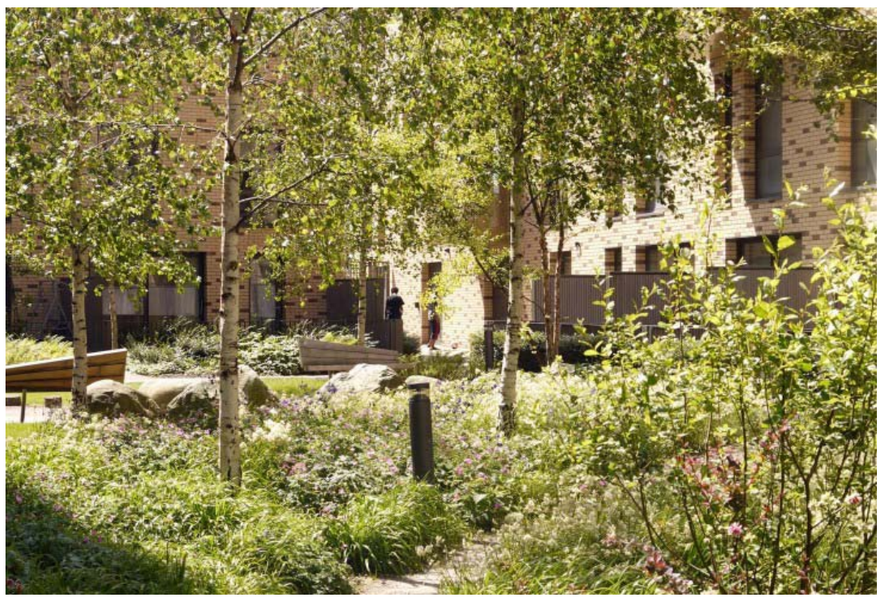

Rudbeckia


Achillea ‘Terracotta’


Stachys officinalis


Eryngium

VERTICAL PLANTED SCREENS WITH PLANTING TO THE FRONT



MANAGEMENT:

Clarion Housing Group will be the long-term stewards of the development and will undertake or procure the management, maintenance and repair of the development to an agreed standard.

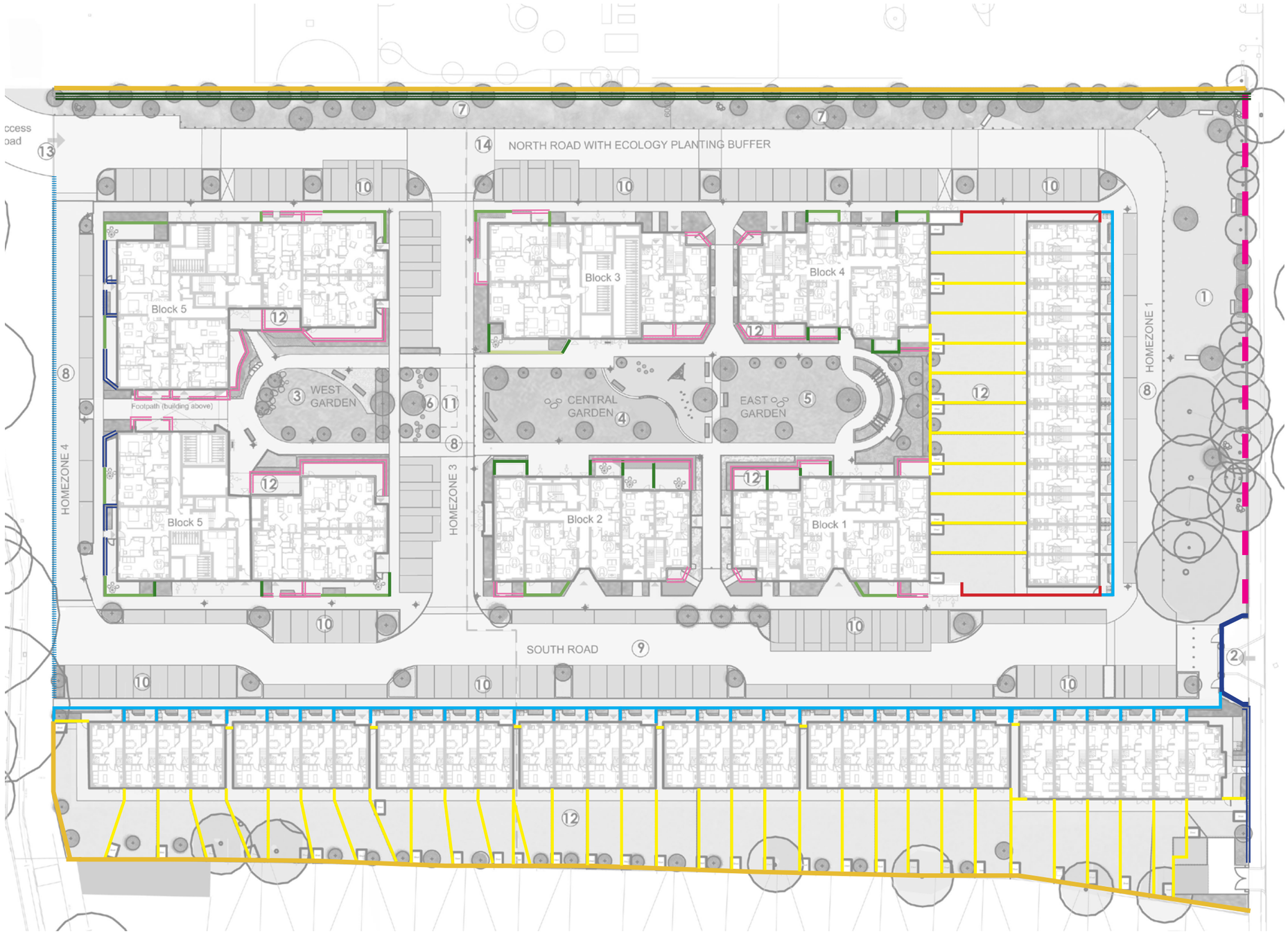
MAINTENANCE:

The following overall objectives will be considered in the development of a management and maintenance plan, to be developed following planning approval:

Objectives:

- To ensure that the trees, planting and grass area are managed appropriately to aid establishment, and that any planting that dies or fails to thrive is replaced.
- Put in place long-term objectives for tree management along the new established ecological corridor to ensure areas of varied grassland, hedgerow and shrub understory habitat are now over-shadowed by developing tree canopies.
- Thereafter; to maintain the external areas to a high visual standard and to enhance the ecological value of the site.
- Shared Amenity Areas: Provide a valuable recreational asset for the residential community.
- Public Realm Areas: Provide a valuable recreational asset for the residential & local community.
- To protect and manage new and existing tree, planting, and grass areas.
- Maintain the external areas to a standard approved by Secured By Design, to allow clear sight lines and natural surveillance.
- To monitor and safeguard against invasive weeds.
- Maintain areas to a high standard ensuring the space is free from litter & any damage to planting, furniture & surfaces to be reported and rectified as soon as possible to avoid any negative impressions of the space.
- All Paving / Surfacing to be regularly weeded and inspected for damage.
- Ensure that the lighting is maintained to the level set out in the approved scheme, and that any failed bulbs are promptly replaced.
- Biodiverse Roofs: It is anticipated that there will be two maintenance visits per year by trained operatives, mainly to weed unwanted arrivals. It’s not proposed to provide an irrigation system as this would be inconsistent with a low impact ecological approach. Access to the roof is for maintenance only.

BOUNDARY STRATEGY PLAN - RICHMOND COLLEGE



BOUNDARY TYPES:

- North & South Boundary: 2.1m high timber close boarded fence, capping rails & concrete posts & gravel boards.
- Side house boundary: 1.8m high brick wall with brick piers min. every 6m. Brick to match adjacent houses.
- Rear garden fence: 1800mm high close board timber fence with 300 high timber trellis panel, timber capping rails & concrete posts & gravel boards.
- House front boundary: 1000mm high railing with hedge behind to street with 1200mm high wall to screen bin storage. Brick to match house.
- Railings to Blocks front terraces: 1200mm high railing. Gates to private access
- Low wall with railing. 450mm high brick wall with 750mm high railing above. 1.2m total height
- Planted screen 1200mm high
- Planted screen 1400-1800mm high
- Native hedge and planting to ecological corridor.
- Existing boundary wall retained with new railings above
- Existing College entrance retained
- East site boundary: raised kerb to edge of homezone

PLAY STRATEGY PLAN- RICHMOND COLLEGE

Key points

- Central play garden space easily accessible by all blocks, with natural play elements within the west garden and additional play on-the-way feature in homezone 3
- On-site Doorstep play 0-5 years
- 5-15 play provision off site

The play space has been designed to be part of the garden, not fenced off. This allows the play to naturally overlap into the garden, where there are lawn areas to run and long grass and planting areas to hide and adventure in.

The play features will be arranged to compliment the overall garden spaces.

Craneford Way - A large area of grassland with a popular play area, within 100m of the Site

Precedent image - Play feature within a garden setting

Precedent image - Play feature adjacent to housing

Precedent image - Incidental play in grass