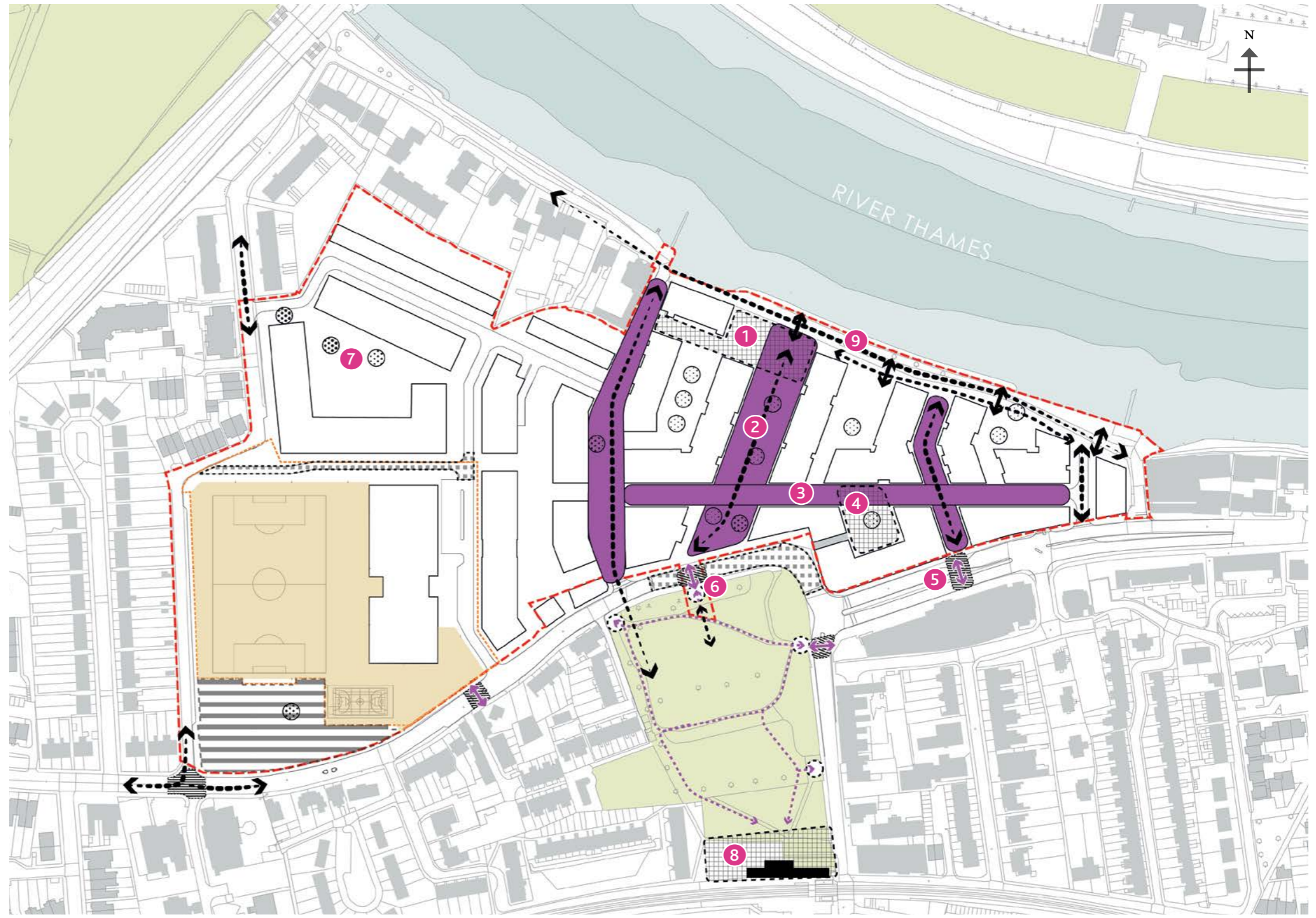


PUBLIC REALM / LANDSCAPE APPROACH

LEGEND

1. Maltings Plaza - Defined high quality public space
 2. Green Link
 3. Main St. & Ship Lane - Unit paving / Shared surface | Widen footways | Introduce street trees | Introduce street parking
 4. Bottleworks Square - Defined high quality public space
 5. High St. - Unit paving | Widen footways | Introduce street trees | Introduce street parking | Traffic calming zone | Raised tables at threshold
 6. Mortlake Green - Upgrade entries and widen paths in parkland | Reinforce tree and shrub planting (proposal only: all works to Mortlake Green are shown indicatively in the application.)
 7. Play Area - Coherent play strategy throughout the site.
 8. Mortlake Station - Remove Timber Yard & develop station plaza, a high quality public space & entry to the green (recommendation only not part of the application)
 9. Thames Path - upgrade
- ↔ Strategic Connections
 - ↔ Access Points To Towpath From Riverfront
 - ↔ New / Improved Paths
 - ↔ New / Improved Crossing Points
 - ⊘ Plazas & Squares
 - Feature Streets
 - ⊘ Traffic Calming Zone
 - ⊘ Raised Table
 - ⊘ Arrival Points
 - ⊘ Play
 - ⊘ Neighbourhood Parks
 - School Open Space/Play Facilities
 - - - Site Application Boundary
 - - - School Application Boundary

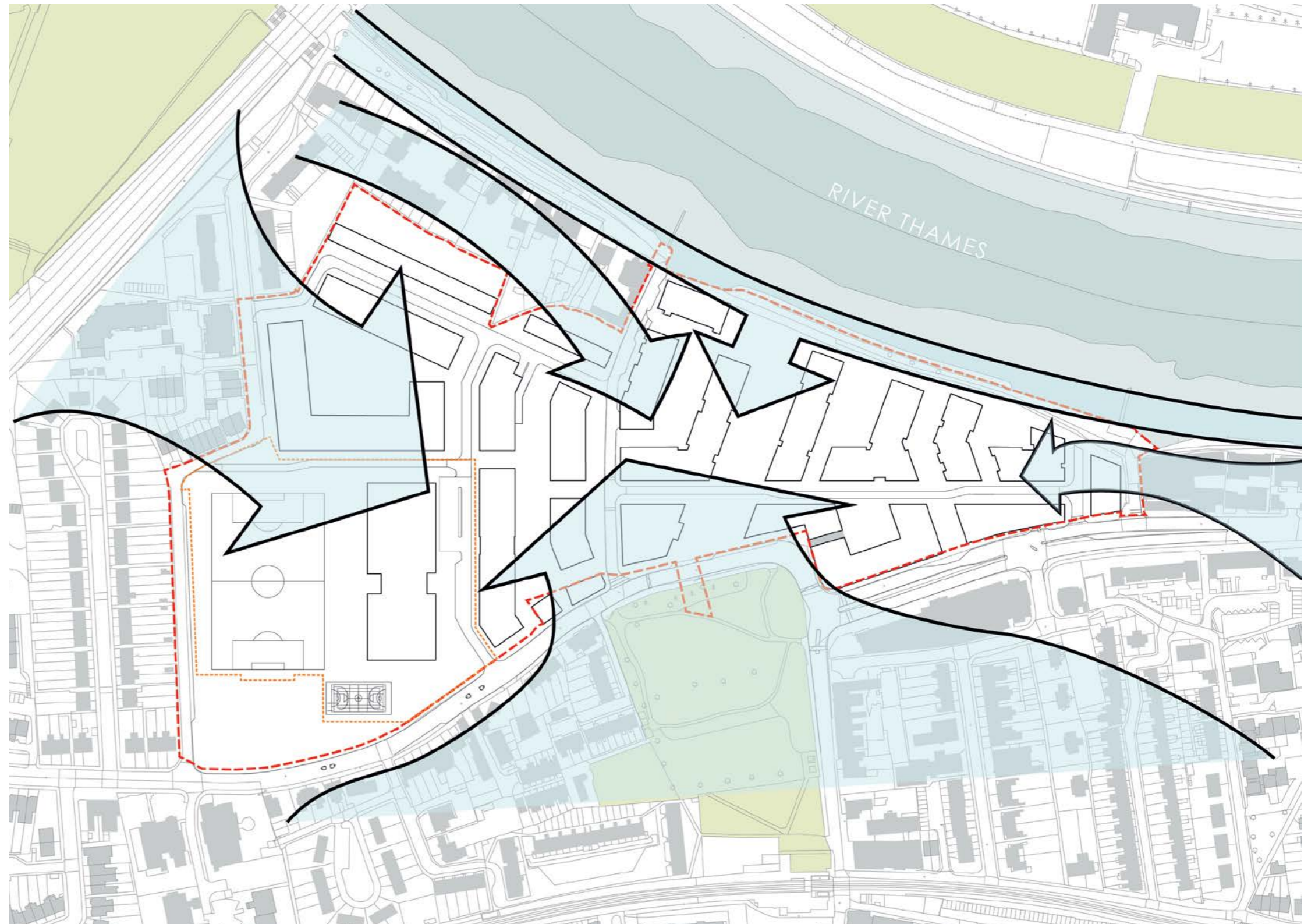





PUBLIC REALM STRATEGY

ENGAGING WITH MORTLAKE

PUBLIC REALM AND LANDSCAPE APPROACH

The landscape and open space development of the former Stag Brewery site supports the principles outlined in the Masterplan Vision provided by LBRuT, drawing on the local context and key assets of the site to create a vibrant and sustainable new centre for Mortlake. The site contains a number of significant existing trees and benefits from proximity to Mortlake Green to the south and the River Thames along the northern frontage. The majority of existing trees have been retained and integrated into the landscape design. Using a series of surveys and contextual studies, including assessment of materiality and urban context, the relationship with the surrounding context of Mortlake has informed the design response. The resultant landscape features a predominance of hardscape and urban character areas, paving cobbles, stone and rendered walls, with ironwork fences and detailed cast elements and including limited but crucial elements of a varied range of planting, feature trees and green open space.



- Legend**
-  Engaging communities and visitors to site
 -  Site Application Boundary
 -  School Application Boundary

VISION / THE LANDSCAPE MASTERPLAN

MASTERPLAN DEVELOPMENT

The development of open spaces within the site is based on provision of a high quality landscape and public realm. The development includes a series of linked open spaces, paved access and circulation paths for pedestrians and cyclists, seating and play facilities distributed throughout the site, open grassed areas and planting and shade and feature trees. Pockets of planting and seating areas within the streetscape layout, a community park and various public squares and plazas are interspersed within the masterplan, accentuating activity zones and opportunities for gathering, outdoor recreation and public activities focussed on major community use areas and retained heritage buildings.

Each cluster of residential development centres on a large courtyard open space, providing recreational and visual amenity and additional permeability through the site to the river edge. A number of smaller open space areas, in the form of pocket parks or linear parks, are located throughout the masterplan, providing a range of open spaces for residents and visitors.

Provision of informal recreation facilities and more structured play facilities will be made, within residential courtyards and common open space areas across the site. Through provision of a network of green open spaces and street tree planting across the site, the masterplan contributes to the green infrastructure of the local area and creates new linkages and extensions of tree planting and open space facilities within the area.

The supporting diagrams indicate and quantify amenity and open space areas across the site. Amenity space of approximately 4.49 Ha (excluding Towpath) has been provided in the masterplan, including approximately 3.89 Ha of publically accessible open space.

The Outline Section of the masterplan is a more traditional layout of streets and building blocks wrapping around the school site, but retaining a priority of pedestrian and cycle access paths and routes as well as vehicular access.

PUBLIC AMENITY SPACE

The masterplan is founded on a concept of clusters of built form interspersed with a range of open space amenity areas, configured in a traditional street and block alignment but with pedestrian priority as the focus of the public realm. Wide courtyards within building plots provide contrast to narrower 'street' spaces, and a broad linear green space through the centre of the plan links Mortlake Green to the river. Pedestrian access and circulation through a variety of routes builds on the traditional laneways and access ways found throughout Mortlake and in some cases, recreates lanes and streets formerly existing on the site.

GREEN LINK

The central green linear park provides the main entrance to the eastern portion of the site (detailed area) from Mortlake Green and functions as the primary link between Mortlake, through the site to the river. This link functions as a recreational space as well as providing outdoor dining and commercial opportunities, servicing, and pedestrian and cycle circulation.

MALTINGS PLAZA

At the river end of the Green Link, Maltings Plaza provides a major public open space with direct stepped and graded access to the river and Towpath. This mainly paved space acts as a forecourt to the re-purposed Maltings Building and the related public and commercial functions of this building and the adjacent commercial functions. The plaza includes a large paved multi-function activity area with a water feature, shade trees and seating areas with access provision for all users.

The water feature is proposed as a plan of the Thames River showing the Boat Race course and related bridges, etched into the pavement. A series of pop-jets along the course provide activation and child play opportunities and could potentially be linked to the Boat Race and celebrations.

BOTTLEWORKS SQUARE

This smaller public square relates to the retained heritage Bottling Plant and Hotel, along with other buildings framing the space and opens from Thames Street circulation space. Feature tree planting and seating areas frame a multi-use activity area, suitable for a variety of functions, relaxation and activities related to the retail and commercial developments.

RIVER TERRACE

The River Terrace runs along the frontage of the residential blocks and provides an alternative riverfront access route through the site at the higher level from the Towpath. The ground floor of each building along this space is proposed as commercial and outdoor space is provided to relate to these functions, as well as providing pedestrian circulation and space for maintenance and service and emergency vehicles.

COURTYARD GARDENS

Each Building complex provides ground floor residences with private outdoor space, enclosed by fences, walls and / or hedges to maintain privacy. Access and amenity open space and play space for upper floor residents is also provided within each courtyard. Public access for all is facilitated with steps and graded walkways (max 1:21 grade) from either side of each courtyard to allow free access through these spaces and to the river edge.

PRIVATE GARDENS

Private gardens area provided to ground floor apartments as noted above and town houses in the Outline area of the development are proposed to have private fenced gardens at the rear.

COMMUNITY PARK

A Community Park is included between the proposed School playing field and Lower Richmond Road, with open grassed recreation areas, shade and feature trees, seating and playground facilities. This park retains the existing trees along the frontage of the current open space and opens the area to public use as a benefit to the residents and the wider community.



- Legend**
- ① Green Link
 - ② Bottleworks Square
 - ③ Maltings Plaza
 - ④ Riverside terrace
 - ⑤ Courtyard garden
 - ⑥ Towpath
 - ⑦ School Entry Court
 - ⑧ Private gardens
 - ⑨ Residential street
 - ⑩ School sports field
 - ⑪ Pocket park
 - ⑫ Community park
 - ⑬ New pedestrian crossing
 - ⑭ School Car park

--- Site Application Boundary
 --- School Application Boundary
 (Refer to Application B)

CHARACTER AREAS

PROPOSED CHARACTER AREAS

The Development Area 1 has been divided into a series of character areas related to the functions and design intentions for these areas and related closely to the built form developments around them.

Each of these is described in more detail and the intended materiality and character illustrated through the use of material palettes and precedent imagery.



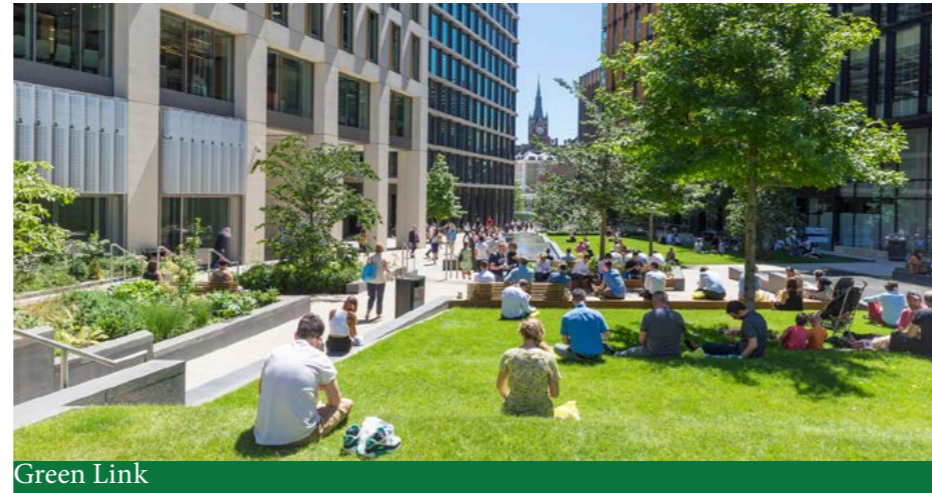
Legend

- Amenity And Open Streetscape
- Residential Courtyards And Private Terraces
- Retail Outdoor Spaces and Entry Plaza
- Green Link
- Maltings Plaza
- Bottleworks Square
- River Terrace
- School Surrounds (Refer to Application B)
- Site Application Boundary
- School Application Boundary

CHARACTER AREAS



Green Link



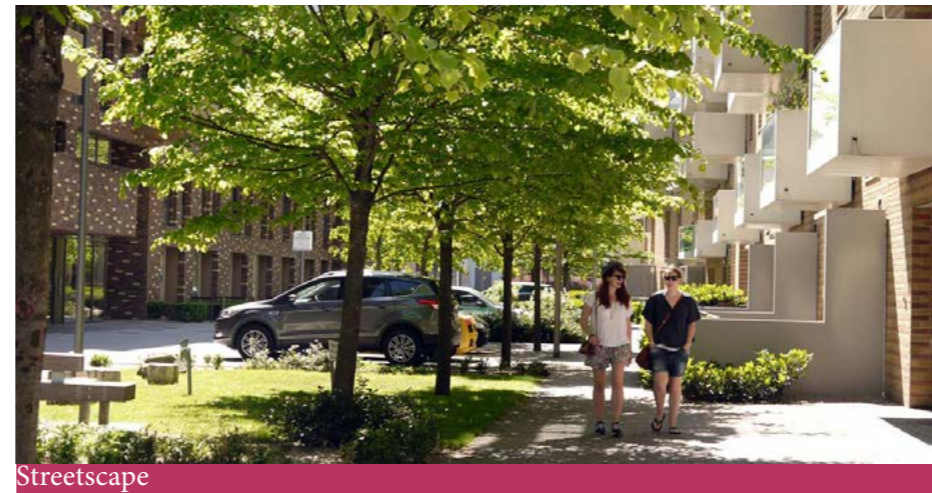
Green Link



River terrace



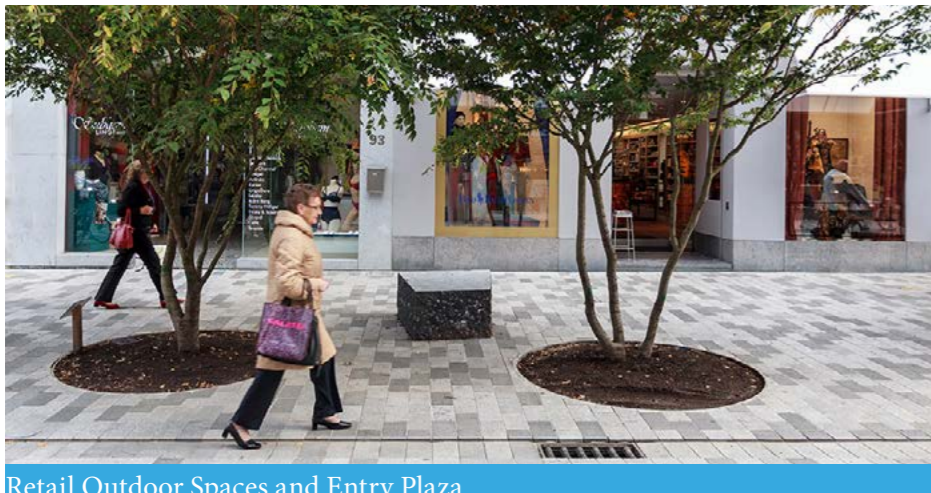
Residential Courtyards and Private Terraces



Streetscape



Retail Outdoor Spaces and Entry Plaza



Retail Outdoor Spaces and Entry Plaza








Bottleworks Square

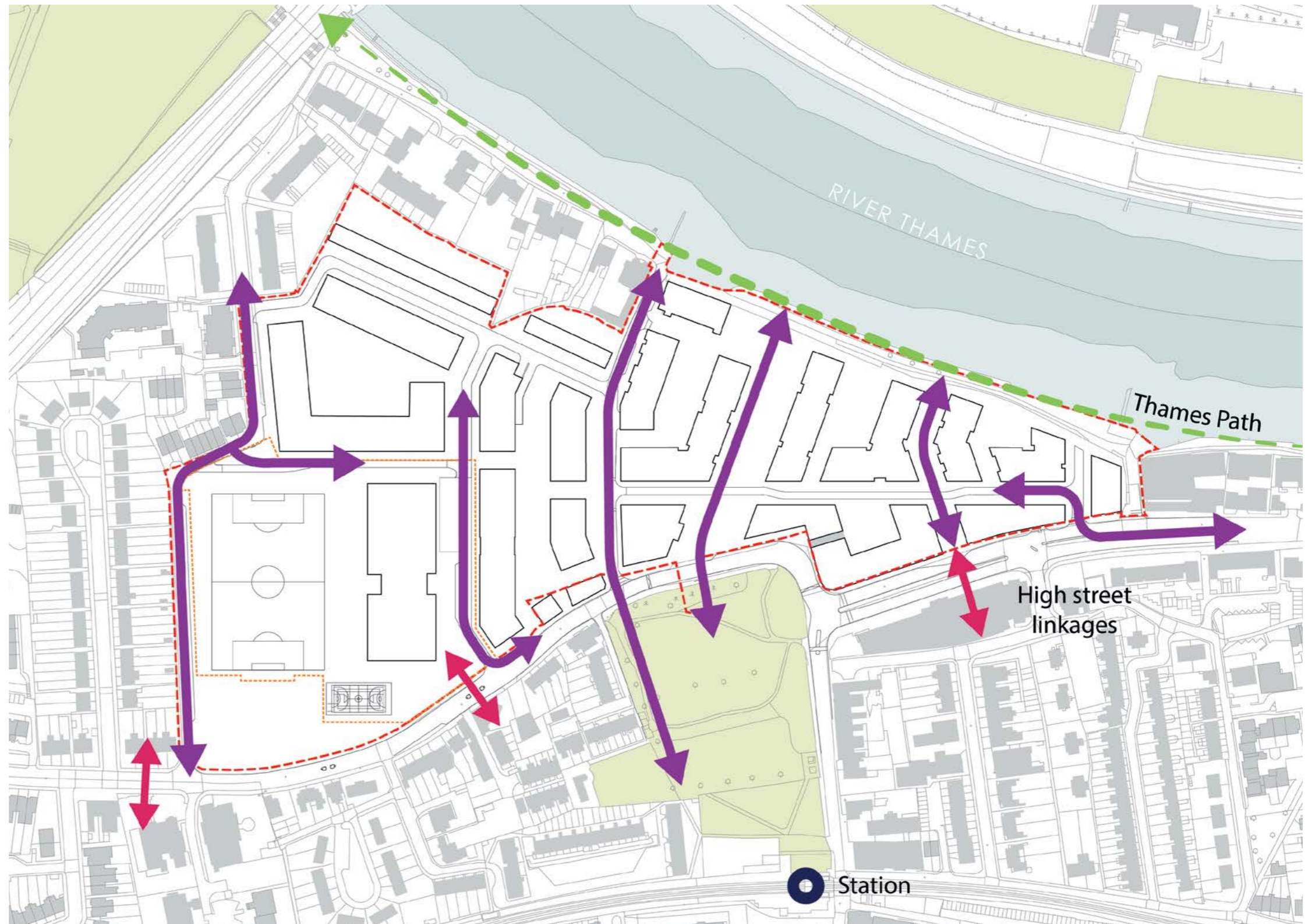


Raingarden

LINKAGES AND PERMEABILITY

A fundamental element of the masterplan is to provide additional links into and through the site to access the river and Towpath. The new layout and built form integrates a number of 'street' links through the site from Lower Richmond Road and Mortlake High Street and public access is also provided through the building plots and residential courtyards between the buildings.

- Legend**
-  Pedestrian Crossings
 -  High Street Linkages
 -  Thames Path
 -  Site Application Boundary
 -  School Application Boundary

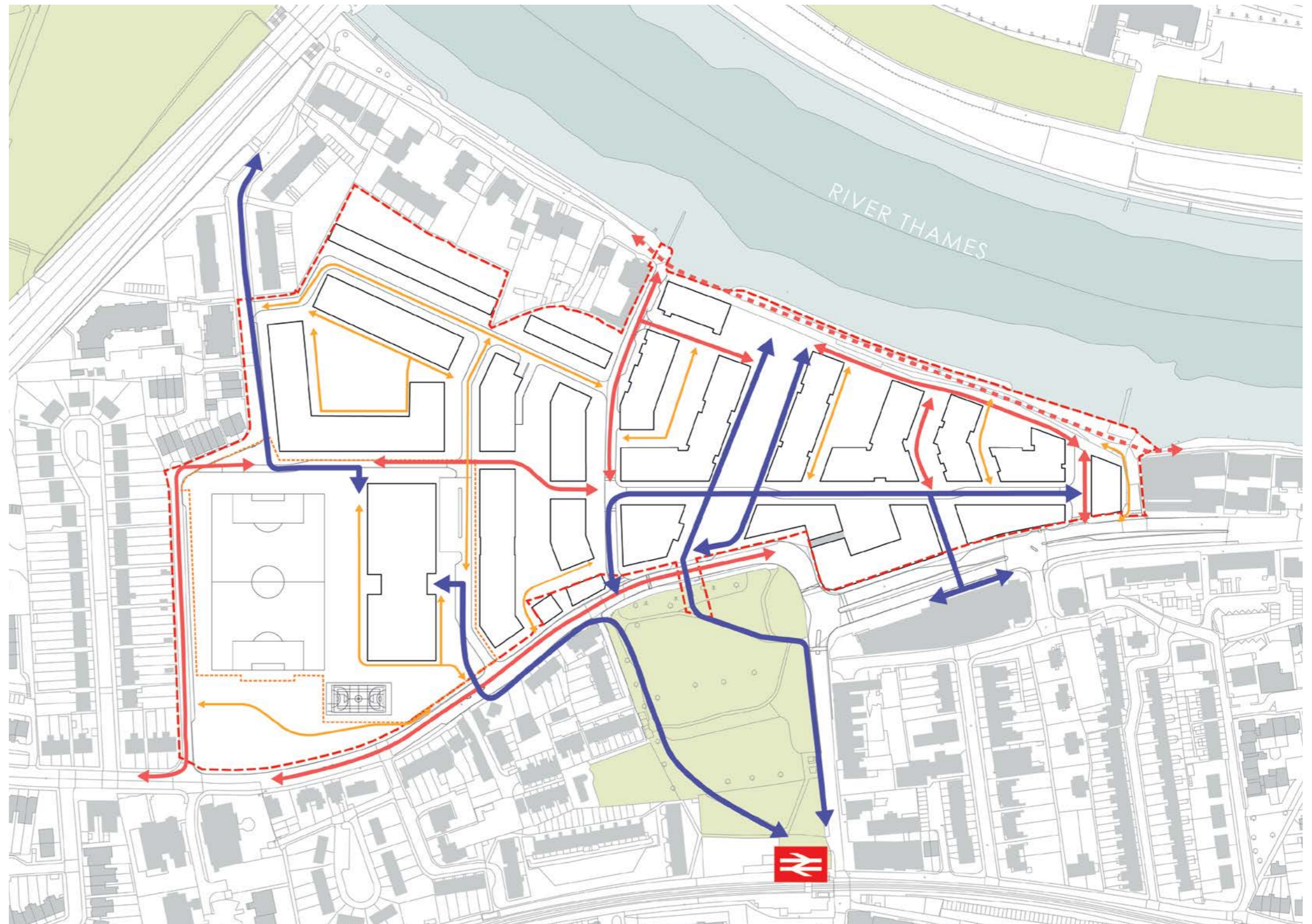


CIRCULATION AND ACCESS







PEDESTRIAN CIRCULATION

Consideration has been given to the principle of maximising pedestrian access and circulation within and beyond the site, affording residents and visitors the opportunity to move through this site and connect to the surroundings in a way that has not existing for hundreds of years. Connection with the existing street network, riverside path, open space and surrounding development has been paramount in the establishment of a new masterplan. Permeability through the site creates opportunities for creation of exciting and active spaces and provides connection to the Thames River - a major asset to any London site.

The Design Team was conscious of the need to enable access throughout the site and have carefully designed public accessible spaces within each building complex and central courtyard to allow public access for all users. This level of permeability adds to the more obviously public network of 'streets' and open space links to maximise the access and circulation options.



Legend

-  Primary
-  Secondary
-  Tertiary
-  Towpath
-  Site Application Boundary
-  School Application Boundary

CIRCULATION AND ACCESS

CYCLE CIRCULATION

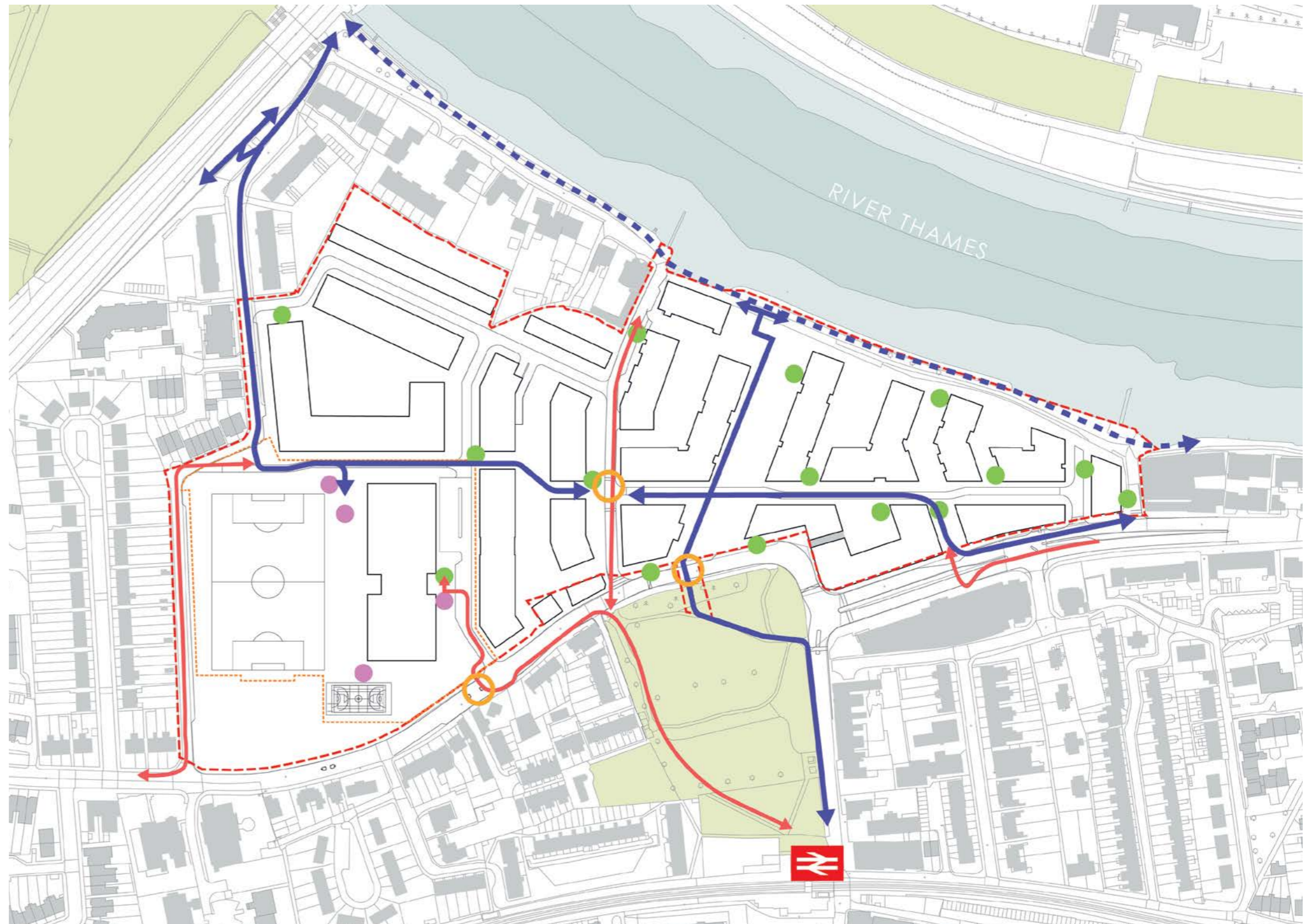
The site affords connectivity and circulation by cycles for residents, school children and visitors from the local area, with broad pavements and a series of connecting streets, paths and open spaces. The Cycle Strategy allows for cycle access throughout the site and connection to the wider network of streets and cycle paths at a number of points. This allows the site to provide a facility for safe quiet recreational cycling away from the busier roads.

The primary routes indicated show connection from the A316 and Chiswick Bridge down along Williams Lane to the Secondary School and further into the site, with an exit onto Mortlake High Street at the western end of the site. The other primary route traverses from the river to Mortlake Green via the Green Link and new crossing to Lower Richmond Road, with further planned improvements within Mortlake Green to further enhance this connection to the broader route as far as Richmond Park.

Secondary routes are shown to the school and along Ship Lane to the river and the proposed streets and laneways within the development also provide sufficient space to cater for cyclists as well as pedestrians.

Cycle racks for short term visitors are provided in a number of locations around the site adjacent to facilities and function areas, as well as the required cycle parking for the school. Residents cycle storage is provided within the basement, with direct link to lifts.

The Towpath / Thames Path is wide enough to be shared with joggers and pedestrians and careful use of this facility will enable enjoyment by all.



- Legend**
- Primary (Quiet Route)
 - Secondary
 - Towpath
 - External Cycle Rack Location
 - Secured Long Stay Cycle Rack Locations for School
 - Crossing Treatment
 - Site Application Boundary
 - School Application Boundary

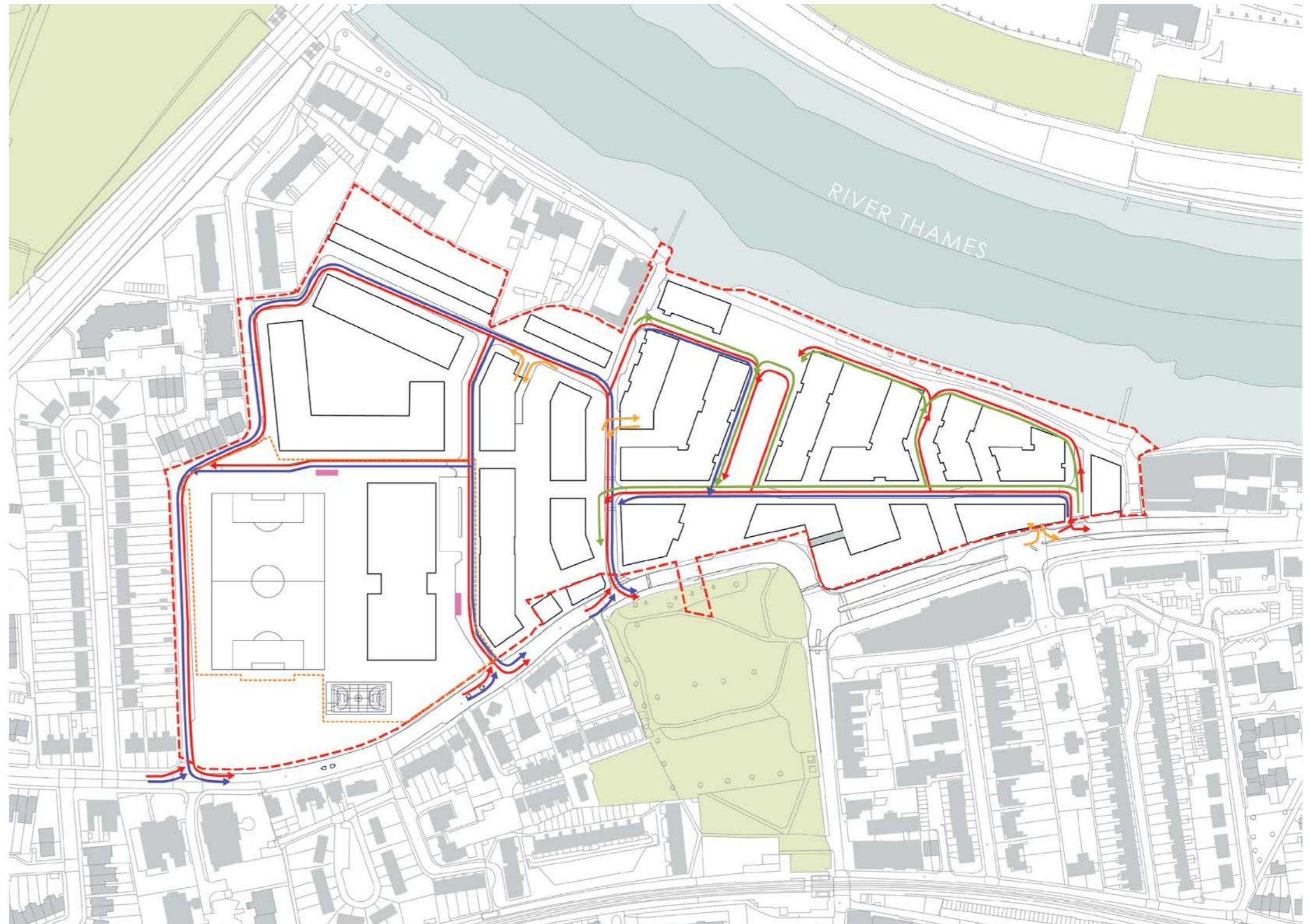
CIRCULATION AND ACCESS

VEHICLE CIRCULATION AND ACCESS

The Detailed area of the masterplan is largely car free, with a basement under almost the full extent of the developed area, accessed at two points - in Ship Lane and Mortlake High Street. Smaller delivery van access (max 2.3m ht clearance) and commercial parking (Cinema etc) is also provided in the basement, with major deliveries, taxis, service and emergency vehicles provided access to the ground level via a bollard controlled access points to or from Ship Lane (Thames Street and adjacent to Maltings Building) and Mortlake High Street onto Thames Street from the west. All vehicular access to the basement or ground level will be managed by on-site Facilities Management and / or carpark management. On-street parking on Williams Lane will include 20 parking spaces. Five on-street parking spaces including three Car Club spaces will be provided on Ship Lane.

The Outline Area consists of a more traditional street configuration as shown and connections with existing streets are provided at Williams Lane, Ship Lane and Lower Richmond Road. This provides access and circulation for all vehicles.

The street north of the School is proposed to be a controlled shared zone for school access (pedestrians and cycles) and occasional school bus pick up / drop off. This one way route will be controlled with fixed and removable bollards and will be designed to an adoptable standard, with wide footpaths, street trees, seats and cycle stands. (refer School Application for additional details)



Legend

- Fire Tender
- Waste Collection
- Delivery
- Passenger (Residential/Retail)
- School Bus Stops
- - - Site Application Boundary
- - - School Application Boundary

CIRCULATION AND ACCESS

SERVICE / EMERGENCY VEHICLES

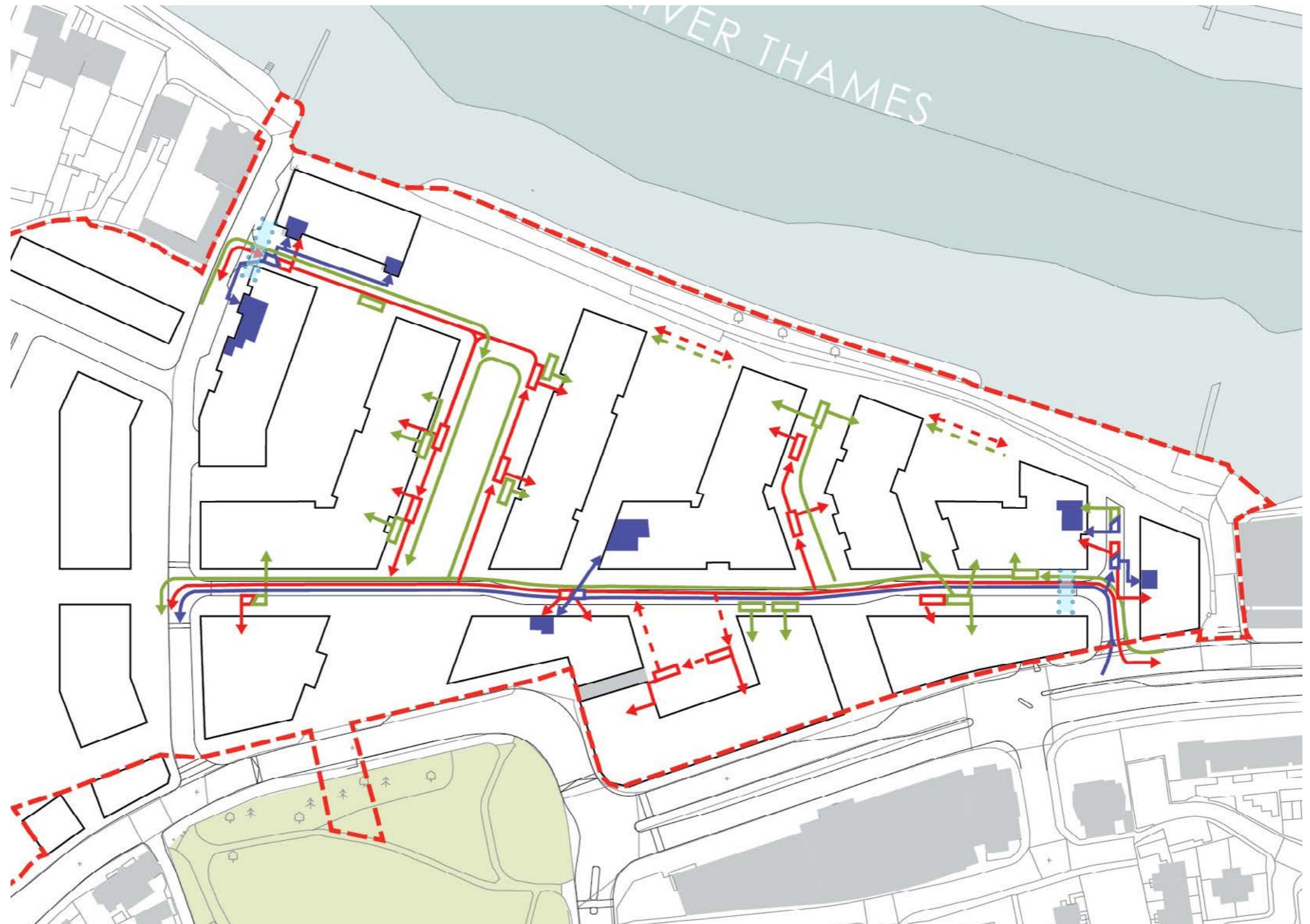
As noted above, service and delivery vehicles access into Development Area 1 is controlled, with removable / retractable bollards at each of three entry points, managed by the on-site Facilities Management team / Concierge. Entry points include from Mortlake High Street at the eastern end of the site, with a proposed one way (westbound) circulation of vehicles along Thames Street, exiting onto Ship Lane at the western end. A secondary entry point provides access to Maltings Plaza and via the Green Link back onto Thames Street and Ship Lane.

Vehicle circulation and shared or dedicated loading bays are indicated adjacent to commercial facilities and residential bin stores.

Fire Tender access is provided to all buildings and core locations containing dry risers.

Deliveries to residential and commercial properties will be provided via the basement (max 2.3m headroom) or ground level access, subject to Facilities Management approval.

Service and emergency vehicles strategy for outline area will be provided in its detailed design stage.



Legend

- Fire Tender
- Waste Collection
- Deliveries
- Access
- Intermittent Access (4m clear)
- Shared Loading Bay
- Bollard Location
- Site Application Boundary
- School Application Boundary

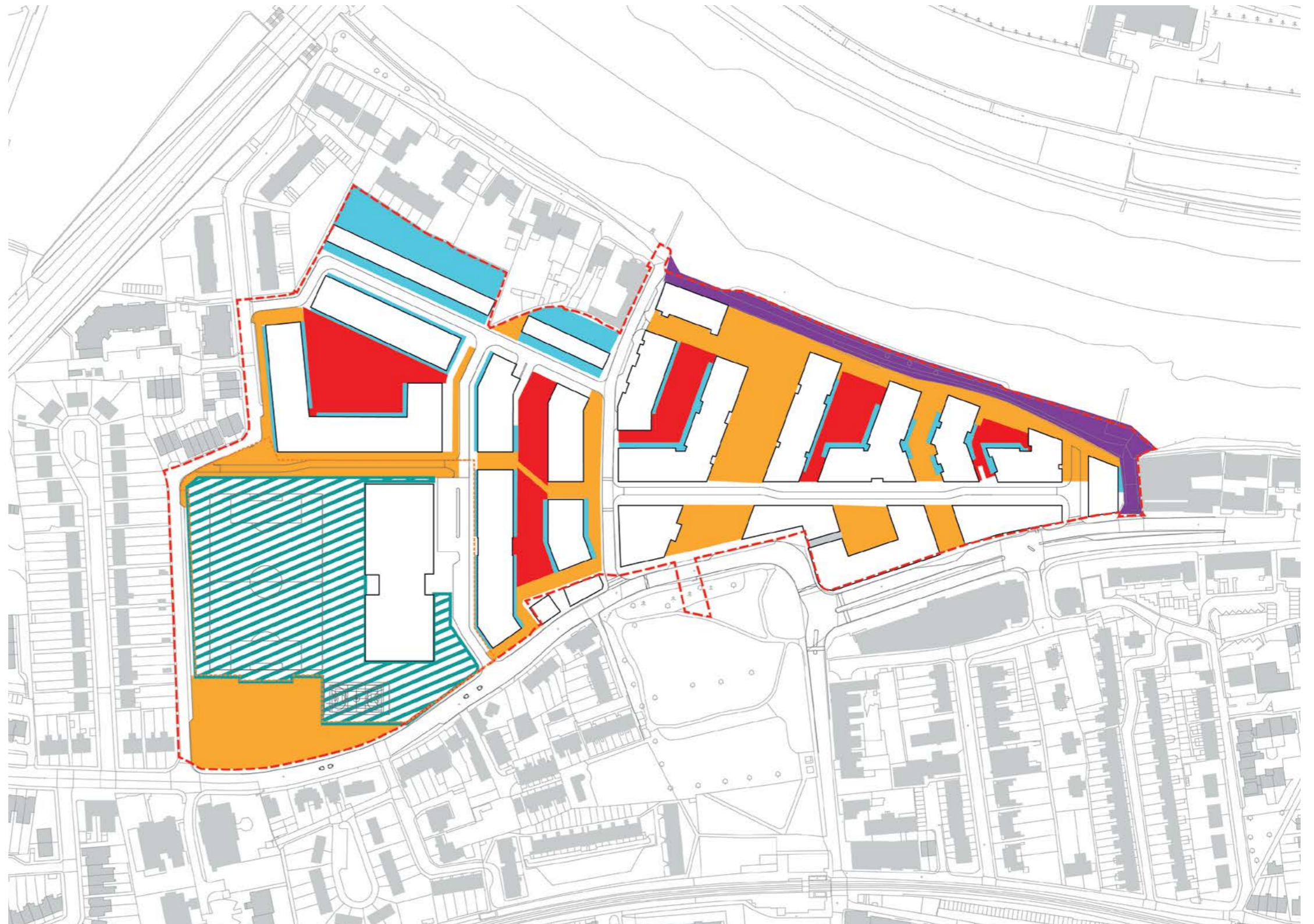
OPEN SPACE STRATEGY

AMENITY OPEN SPACE:

The Landscape Masterplan has been developed to provide a suitable setting for the built form and circulation of vehicles and pedestrians, as well as creating a hierarchy of large and small open spaces for use by the residents of the site, visitors and the broader community of Mortlake.

The following sections illustrate the landscape design, palettes of materials and the overall design intent for a high quality, accessible and inclusive landscape for this development.

This diagram illustrates the provision of all public, semi-public and private open green space across the site, including the Outline Area and Secondary School, providing a total of 4.49 hectares of Amenity Space, including 3.89 hectares of publically accessible open space.



Legend

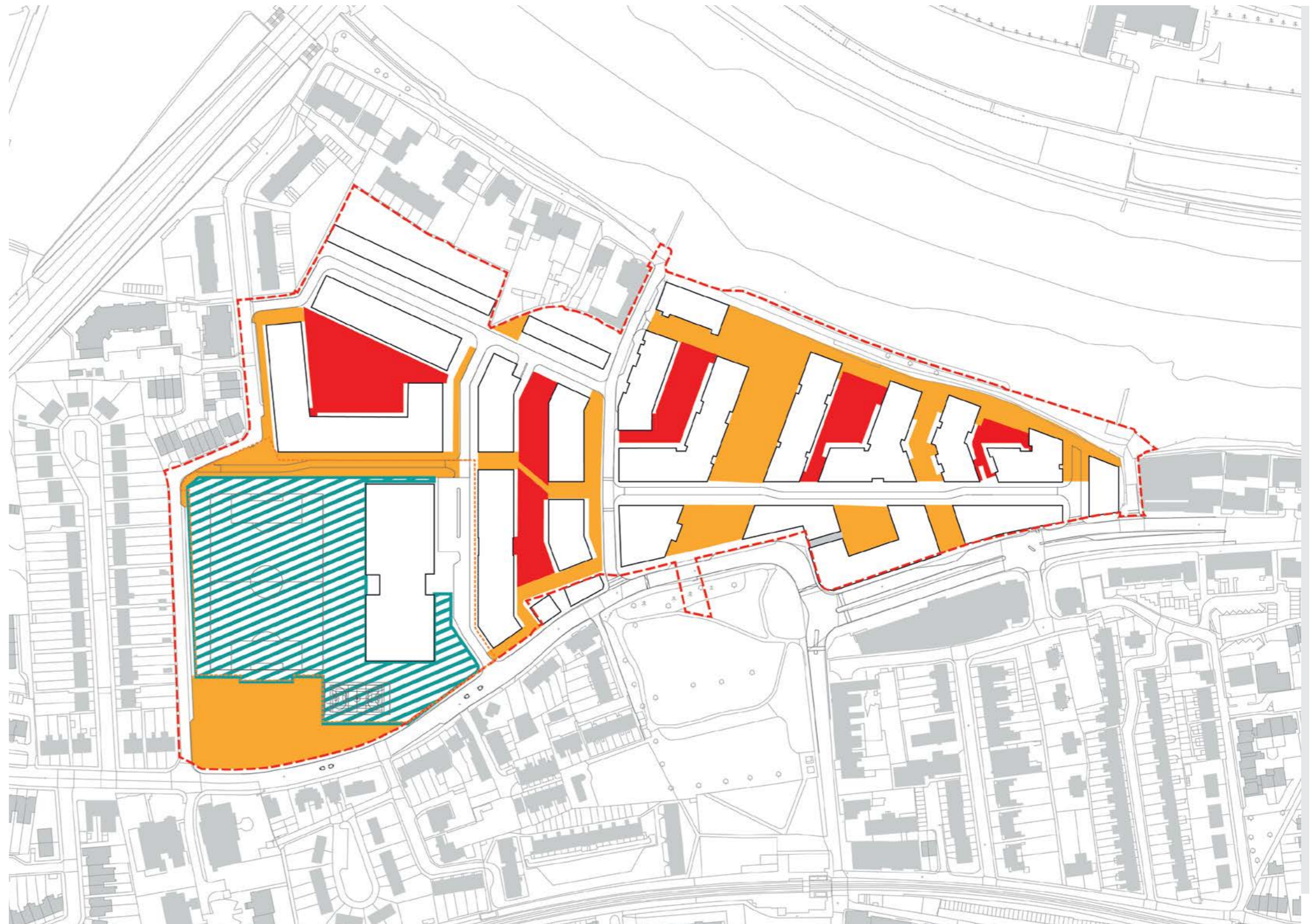
- Public Space
- Courtyard Space
- Private Space
- School Open Space
- Towpath
- Site Application Boundary
- School Application Boundary

OPEN SPACE STRATEGY






PUBLICALLY ACCESSIBLE OPEN SPACE:

The following series of diagrams indicate proposed Green and Open Space areas, public and private open and green spaces across the site, including both Detail and Outline areas of the masterplan.

Distinction has been made between publically accessible open spaces and private open space associated with the town houses in the outline portion of the development. The majority of other open space areas are publically accessible, including semi-public courtyards within each residential building cluster. This is part of the overall strategy to ensure public access and permeability throughout the site masterplan.



Legend

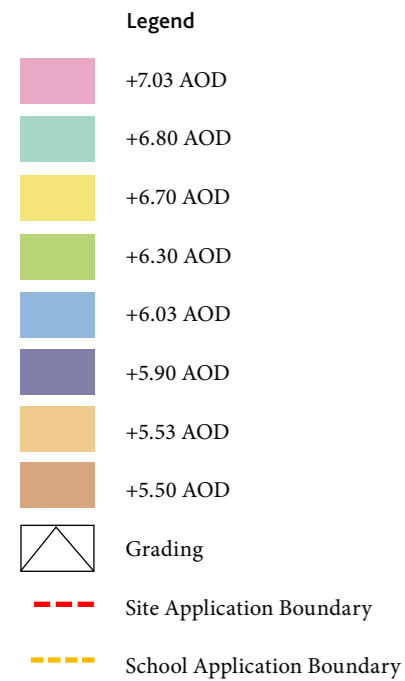
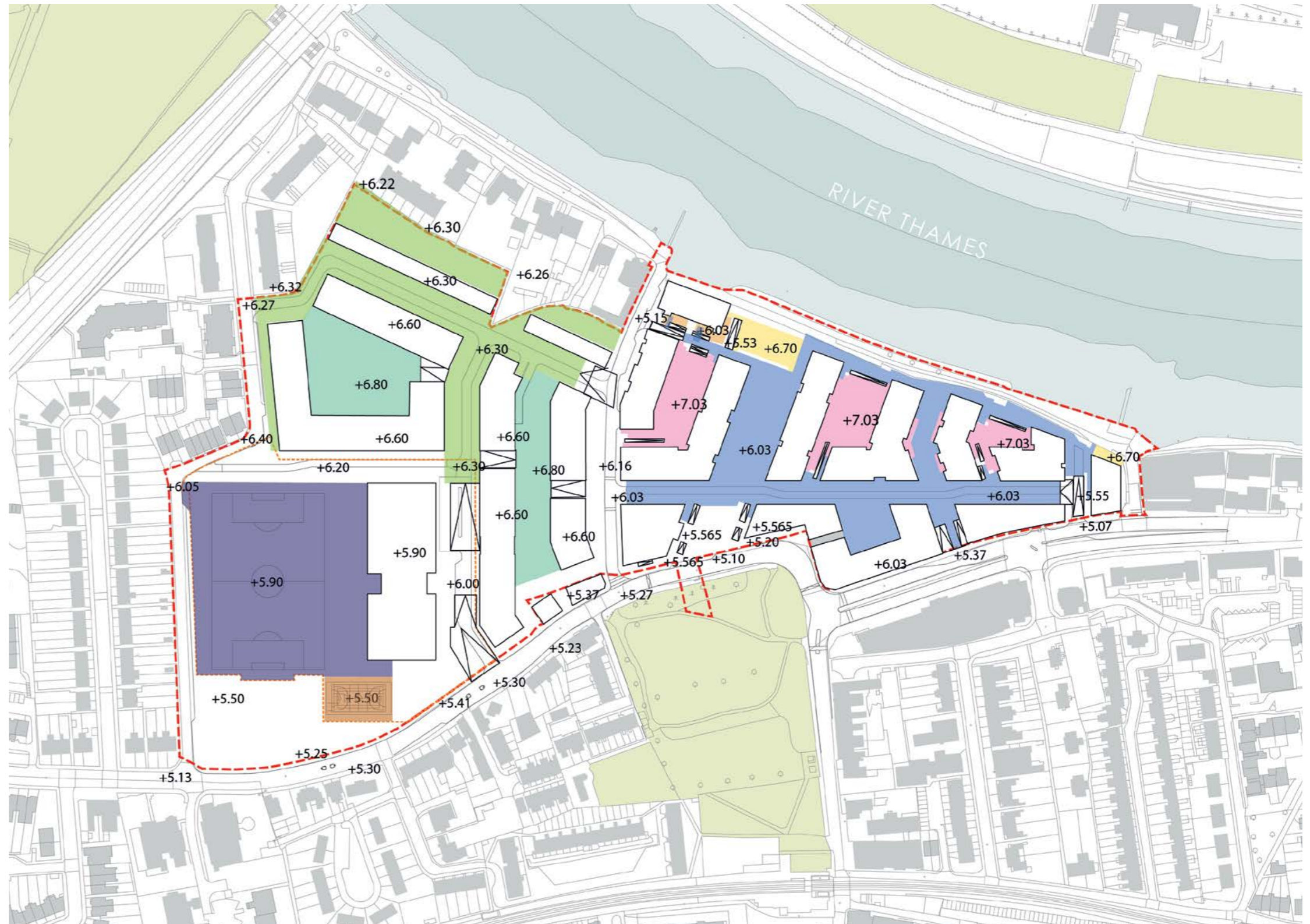
-  Public Space
-  Courtyard Space
-  School Open Space
-  Site Application Boundary
-  School Application Boundary

LEVELS PROPOSAL

SITE LEVELS

Broad levels and grading across the site has been indicated to illustrate the relative level of the development to the surroundings and the variation between residential (flood immune) areas and other open spaces and commercial areas.

Requirements for flood protection along the river frontage have been satisfied through provision of a wall to 6.70 AOD along the frontage of the eastern portion of the site.



HARD LANDSCAPE STRATEGY

PAVING STRATEGY:

The main aims of the hard landscape strategy are simplicity of design and layout, and overall quality, bearing in mind maintenance considerations, and cost limitations. The best of existing granite sett paving will be retained and reinstated wherever possible, in particular historic cobbles in Bull's Alley and along the Towpath.

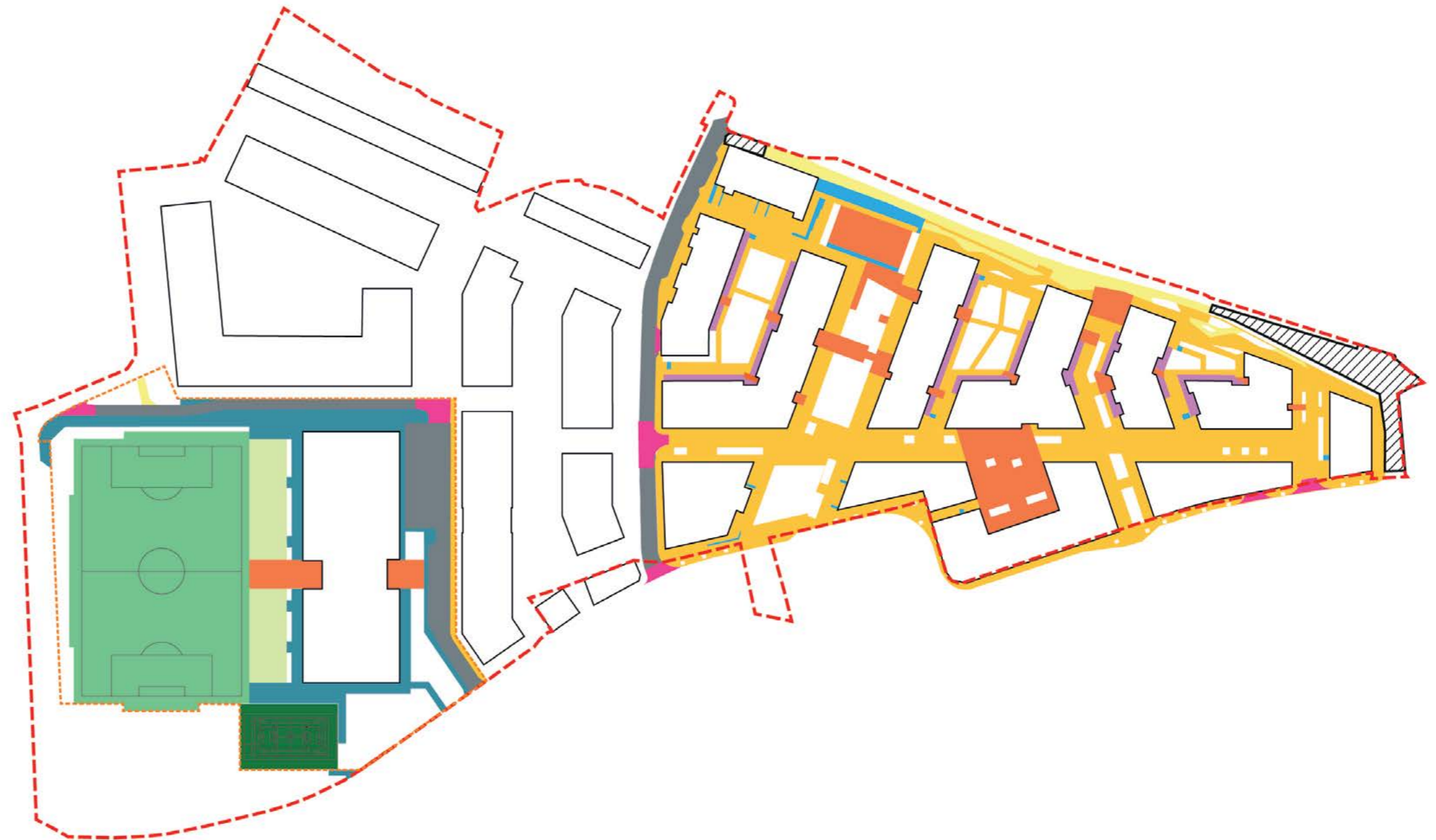
Colour, texture and unit size help to define the uses of various spaces, including using paving sizes and patterns in 'streets' to identify pedestrian priority, service vehicle routes and loading bays. The accessibility requirements of vision and mobility impaired users is a factor in the determination of surface and edge types to provide a legible and safe environment in accordance with current requirements.

It is proposed to use paved surfaces of different scale and grain to create a range of distinct characters within a unified warm palette of materials. Natural stone paving is proposed in areas of shared (vehicular and pedestrian) zones, with some integration of bound gravel in several of flexible open spaces created within the masterplan, to provide variety and definition while creating a more permeable surface for stormwater infiltration.

The courtyard areas will be finished with stone pavements and resin bound gravel, with softfall (rubberised) pavements in designated play spaces.

LBRuT Guidance
 Consideration has been given to Public Realm Design Guidelines (2006) published by LBRuT and pavements in the public realm reflect the intent and broad material selections recommended by this guide.

- Asphalt
- Ceramic Tiles (Private terrace)
- Small Block Setts
- Pre-Cast Concrete Steps
- Artificial Stone Flag Paving
- 3G Pitch material
- Porous Macadam Surfacing (Dark green)
- Porous Macadam Surfacing (Light green)
- Resin Bound Aggregate Paving
- Stone Paving
- Feature Stone Paving
- Existing Granite Setts to Retain
- Site Application Boundary
- School Application Boundary

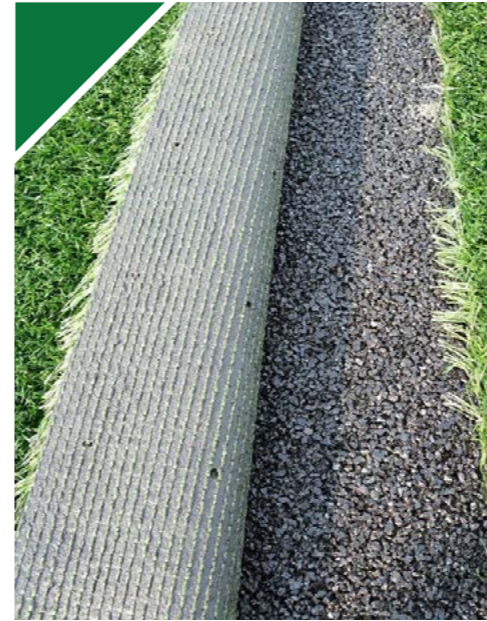




Small block setts



MUGA - Pitch Treatment



3G Pitch Treatment



Resin Bound Aggregate Paving



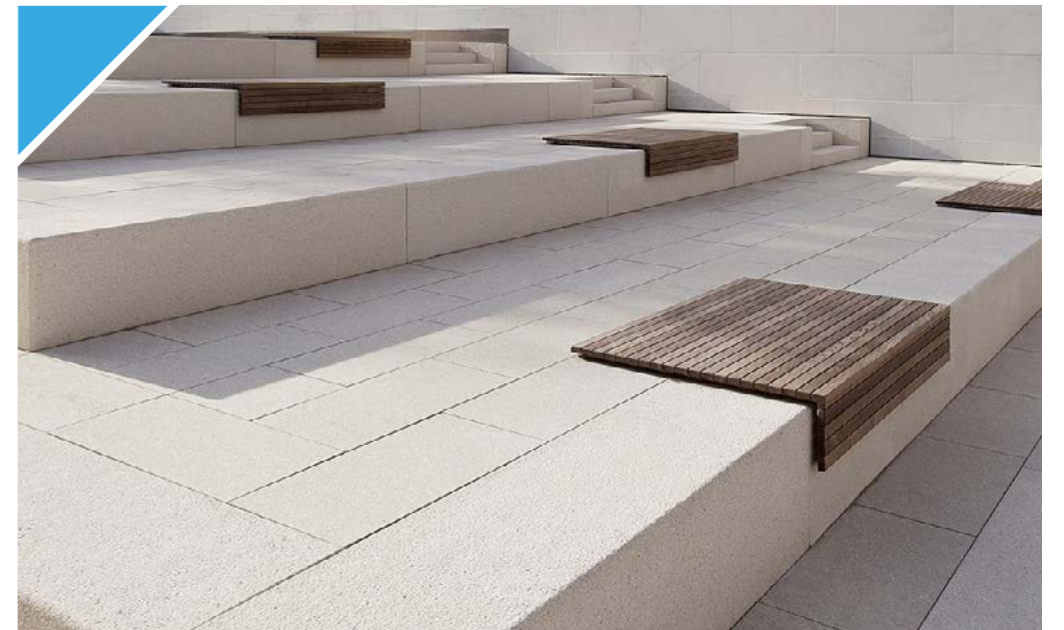
Artificial Stone Flag Paving



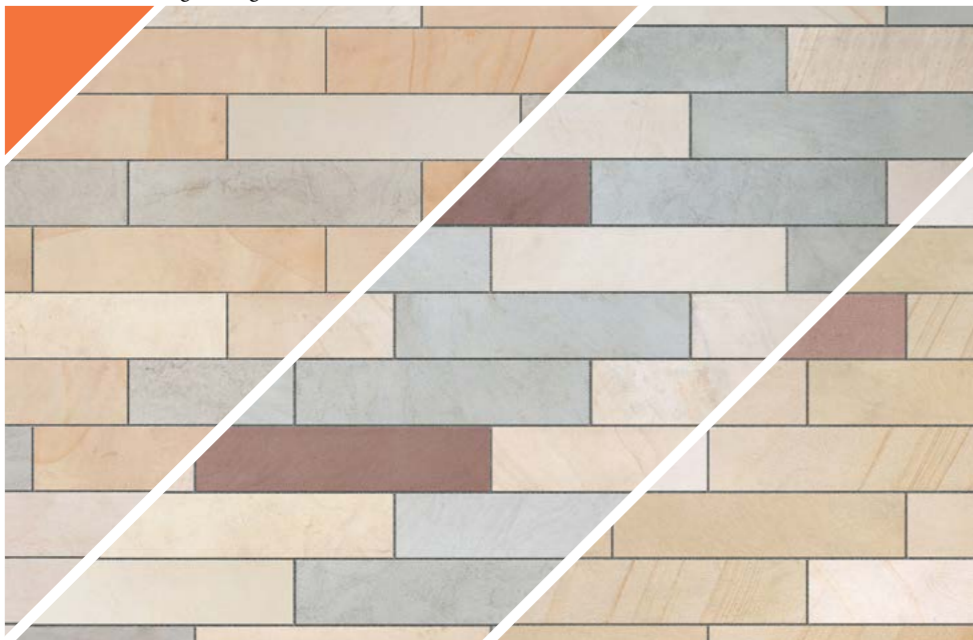
Ceramic Tiles



Hot Rolled Asphalt



High Quality Pre-Cast Concrete



Feature Mix Stone Paving



High Quality Stone Paving



High Quality Stone Paving

FURNITURE STRATEGY

MATERIALS AND SITE FURNITURE:

The redevelopment of the site is designed to integrate the site with the wider precinct and the community of Mortlake – improving permeability and access. The selection of materials and finishes reflects this approach and is intended to integrate this site into the broader context of Mortlake.

Subtle changes of materials and patterns will be used to differentiate use areas and functions between public and private, vehicle and pedestrian and to define different character to special areas. Materials are selected for durability and functionality as well as appearance. Where feasible, materials will utilise recycled and recyclable materials and techniques and minimise energy and resource use throughout their lifecycle.

PRINCIPLE LANDSCAPE MATERIALS:

- » Powder coated mild steel
- » Corten steel
- » Stainless steel (matte / brushed finish only)
- » Natural York Stone
- » Natural granite
- » Precast concrete paving slabs and furniture elements
- » Dutch / London brick – wall facings and paving
- » Fair-faced insitu concrete – for low walls and seating elements

SITE FURNITURE:

- » Seating:
 - Low walls (concrete - institute or precast)
 - Precast concrete seats
- » Bins
- » Bollards
- » Cycle Stands
- » Balustrades
- » Glass with anodised aluminium posts and frames
- » Fences – mild steel (powder coat finish)
- » Screen walls – private courts / defensible spaces

LIGHTING:

A Lighting Strategy has been developed and is covered in detail in Michael Grubb's 547-(101)-DC-LS-G Lighting Strategy and 547-(010)-RP-EX-LA Sports Pitch Lighting Assessment for the School Application. The overall strategy has been developed in conjunction with the landscape and public realm to allow extended use of amenity spaces and safety and security throughout the site. Feature lighting (uplights, water features and function area lighting) has been provided, with careful management of light spill along the river edge to prevent conflict with ecological requirements (bats) and requirement to limit lighting onto the Towpath and the river.

Furniture Items	No. of items (inc. School)
Benches	25
Tree pits	54
Bins	18
Bollards	21
Cycle Stands	127
Two-tier cycle rack shelter	6 modules



- Legend**
- Concrete/timber benches
 - Resin bound gravel tree pit
 - Bins
 - Bollards
 - Cycle stands
 - Cycle stands in bin & cycle store
 - Two-tier cycle rack shelter
 - Cycle hire scheme location
 - Site Application Boundary
 - School Application Boundary



Concrete benches



Call our Sales Team: 01625 879442
 Email: sales@streetfurnituredirect.co.uk
 Web: www.streetfurnituredirect.co.uk



Bins



Bollards

Manchester Cast Bollard / SFD560

Product Description

The Manchester Cast Iron Bollard has a traditional and contemporary design which makes it popular choice with Architects and Councils. The Cast Iron Bollard adds a classic look to any high street, while providing strength.

Dimensions

Length 1300mm.
 Diameter 230mm.
 Manufactured from Cast Iron, Finished in black gloss.
 Root Fixed.



Resin bound gravel tree pit



Tree grilles



Cycle stand



Timber benches

CYCLE PARKING STRATEGY

	No. of New Parking (Long Stay)		No. of New Parking (Short Stay)	
	Required	Provided	Required	Provided
Detailed Application	*	*	170	170
Outline Application	*	*	10	10
School	179	180	13	14
TOTAL	-	166	193	194



BIODIVERSITY STRATEGY

BIRD AND BAT BOXES:

Bat boxes are integrated into the green and brown roofs on various buildings of the development (detailed component) with a total of ten (10) boxes, tubes or bricks provided in association with soft landscape treatment on these roofs. Boxes are to be oriented between south-east and south-west to suit use.

Bird boxes (total 20 No.) are also provided on roofs closer to the River Thames, including five (5) Schwegler Boxes for black redstarts and fifteen (15) additional boxes for other bird types. These are to be oriented east or west to suit use. Refer to Ecological report and Protected Species Report for more detail on location and types.

Plant species have been selected to suit a variety of habitats and micro-climatic conditions across the site.

These will include a range of plants suitable as food or habitat plants for a wide range of fauna, including bee attracting flowering plants.

For Development Area 2, the biodiversity strategy will utilise the same principles as above and will be provided in detail design stage.



Legend

- Bird Boxes
- Bat Boxes
- Hibernaculums
- Green Roof Habitat
- Brown Roof Habitat
- - - Site Application Boundary
- - - School Application Boundary

SOFT LANDSCAPE STRATEGY

PLANTING STRATEGY

The soft landscape strategy of the Stag Brewery development includes several layers of planting typologies including streetscapes, plazas and squares, courtyards, riverside littoral planting and incorporation of existing trees.

The main structural planting of trees will comprise lines of feature trees defining one or both edges of the main access routes – Ship Lane, Green Link and Thames Street.

Street trees will also be installed along residential streets, as well as augmenting tree planting on Lower Richmond Road and Mortlake High Street. A mix of perennial shrub and groundcover planting will be provided throughout all softscape areas, with mass planting and screen planting to suit use of each area. Planting mature heights will take into account safety and secure by design parameters to ensure general safety and to maintain sightlines and passive surveillance opportunities.

Soft landscape strategy for plazas and squares in the development will provide for a range of functions and activities, as well as providing resting places, shade and seasonal celebration. Residential courtyards will provide green amenity open space for residents and visitors, as well as natural play opportunities for children.

Littoral plant species are used in the areas close to the river edge, responding to existing riverside vegetation. This plant selection emphasises the riverside location and integrates the river edge living environment into the development. A mix of native, locally adapted and exotic plants are proposed to provide increased biodiversity and a sustainable mix of plants with improved drought resistance and longevity.

Good quality existing trees around the site will add valuable character to the site, and together with the soft landscape strategy, will deliver a well-connected green network in and around Stag Brewery development.

PLANT PALETTE

Legend

- Lawn
- Mass Plantings
- New Hedges
- Existing Hedges
- Meadow
- Rain Gardens
- Site Application Boundary
- School Application Boundary





Lawn



Lawn



Hedges



Rain Gardens



Rain Gardens



Mass Planting



Mass Planting

MASS PLANTING: TYPICAL MIXES

SHADE PLANTING



Aconitum spp.



Lunaria



Vinca difformis



Saxifraga umbrosa



Aster divaricatus



Helleborus niger



Tiarella spp.



Persicaria affinis



Digitalis



Blechnum orientale



Polypodium



Polystichum

SUN PLANTING



Allium



Eremurus



Agastache



Osteospermum



Armeria maritima



Aster



Lupinus



Digitalis purpurea



Perovskia



Crocsmia



Helianthemum



Thymus vulgaris

RAIN GARDEN PLANTING



Myosotis Scorpioides



Iris Pseudacorus



Iris Versicolor



Mentha Aquatica



Angelica Purpurea



Silene flos-cuculi



Phalaris Arundinacea



Juncus Articulatus



Carex Rostrata



Wildflower Borders



Reed Borders



Wildflower Borders

UNDERSTOREY / GROUNDCOVERS



Cyperus Involucratus



Galium Odoratum



Zantedeschia Aethiopica



Francoa Sonchifolia



Dianella Tasmanica



Heuchera Cylindrica



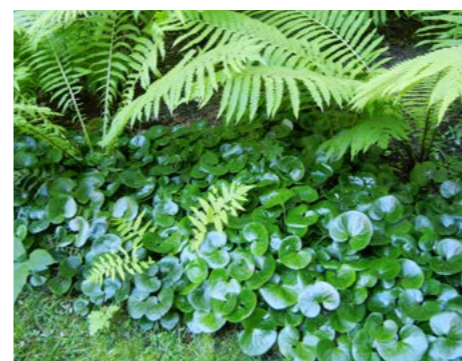
Luzula Nivea



Arum Pictum



Crinum Asiaticum



Asarum Europaeum



Asplenium scolopendrium



Adiantum Aleuticum

TREE PLANTING

STRATEGY:

The proposed tree strategy can be broken down into the following landscape types and will be defined by the tree species shown in the indicative planting list and the tree strategy plan:

- 1) Retained trees: on-going husbandry and canopy management of the existing trees, alongside a new augmented tree planting to emphasise and enhance the amenity impact of any blocks of planting.
- 2) Large feature trees underpin pedestrian avenues and squares, framing the urban sphere by creating a soft backdrop and creating a shaded threshold to any main spaces; Clusters of small feature trees are informally scattered in large green area to provide shade and define more intimate spaces within.
- 3) The Courtyards: mainly small trees will be chosen for their hardiness in these conditions, light weight and light dappled canopy to ensure their suitability for the conditions encountered.
- 4) Structural Street Tree Planting: along the streets, tree planting is to be predominantly species with columnar canopies, allowing the trees to be situated in close proximity to the building massing & thereby providing shade and shelter from wind and giving seasonal interest in leaves, bark and form. Interspersed softscape bays and corners are populated with clusters that unify the street scene and define their own character.
- 5) On Chalkers corner specific attention has been paid to the pollution absorbing potential that the trees have to offer adjacent to Chertsey Court - species are chosen that possess excellent retention properties and also the form and habit to contribute to an absorbent vegetation screen that replaces and improves greatly on the previous mixed quality screening as part of the highways improvement works. (See separate Chalkers Corner proposals)
- 6) Augmented tree planting in softscape areas throughout the wider masterplan: these are predominantly of a smaller habit, native species and mixed forms with some multi-stem species that have good seasonal qualities, suited to the spaces and anticipated light levels.
- 7) Specimen trees: will be interspersed throughout the development in selected parts of pedestrianised areas and in locations which present a good opportunity to host and display trees of particular merit.
- 8) Native small trees will be located in a grove in the pocket park below the school, providing community access and educational opportunities for students.

The selection will conform to the Borough's Greenscape Guidance - being a varied palette of predominantly native trees, with a sourcing preference for UK stock with adaptability to climate change, and comments received in consultation with LBRuT officers and the arboriculturalists engaged for the submission taken into account. Further information can be found in the environmental statement and appendixes.



TREE PLANTING STRATEGY DIAGRAM

TREE PLANTING

TREE PALETTE



EG: ACER X FREEMANII 'AUTUMN BLAZE'



EG: QUERCUS ROBUR



EG: MALUS SYLVESTRIS



EG: CORNUS SANGUINEA



EG: PRUNUS SERRULA (STANDARD & MULTI-STEM)



EG: BETULA UTILIS V. JACQUIMONTII (STANDARD & MULTI-STEM)



EG: CRATAEGUS MONOGYNA



EG: ROSA CANINA



EG: BETULA PENDULA



EG: VIBURNUM OPULUS

TREE PLANTING

TREE PALETTE



EG: TILIA CORDATA



EG: ACER PLATANOIDES 'COLUMNARE'



EG: BETULA UTILIS V. JACQUIMONTII (MUTI-STEM)



EG: CORNUS SANGUINEA



EG: CARPINUS BETULUS 'FRANS FONTAINE'



EG: ACER CAMPESTRE 'STREETWISE'



EG: ACER GRISEUM



EG: AMELANCHIER LAMARCKII