

# LANDSCAPE

## CANALSIDE TREES

### LBH COMMENT:

Canalside Trees: New canalside landscaping could be provided through a planning obligation in consultation with the Canals & Rivers Trust but if any trees are to be removed then you have to be specific at this stage about which trees are to be removed, even if they are on adjoining land. If it is not possible to be specific at this stage then any reference to tree replacement needs to be removed from the DAS.

### SEW RESPONSE:

The June 2019 Design and Access Statement (Section 02) goes into detail of the existing tree stock condition (Sycamores and Hybrid poplar trees), quantities and reasons for removal.

This specific topic of removal/replacement proposal was consulted upon specifically in person with our arboriculturalist, River and Canal Trust, and Hackey's landscape officer.

Canalside trees are located on adjoining land and are not included within the application boundary.

### Existing Canal Treatment

Number of trees: 11  
 Number of tree species: 3  
 Understorey planting: 300m<sup>2</sup>

#### Reason for removal:

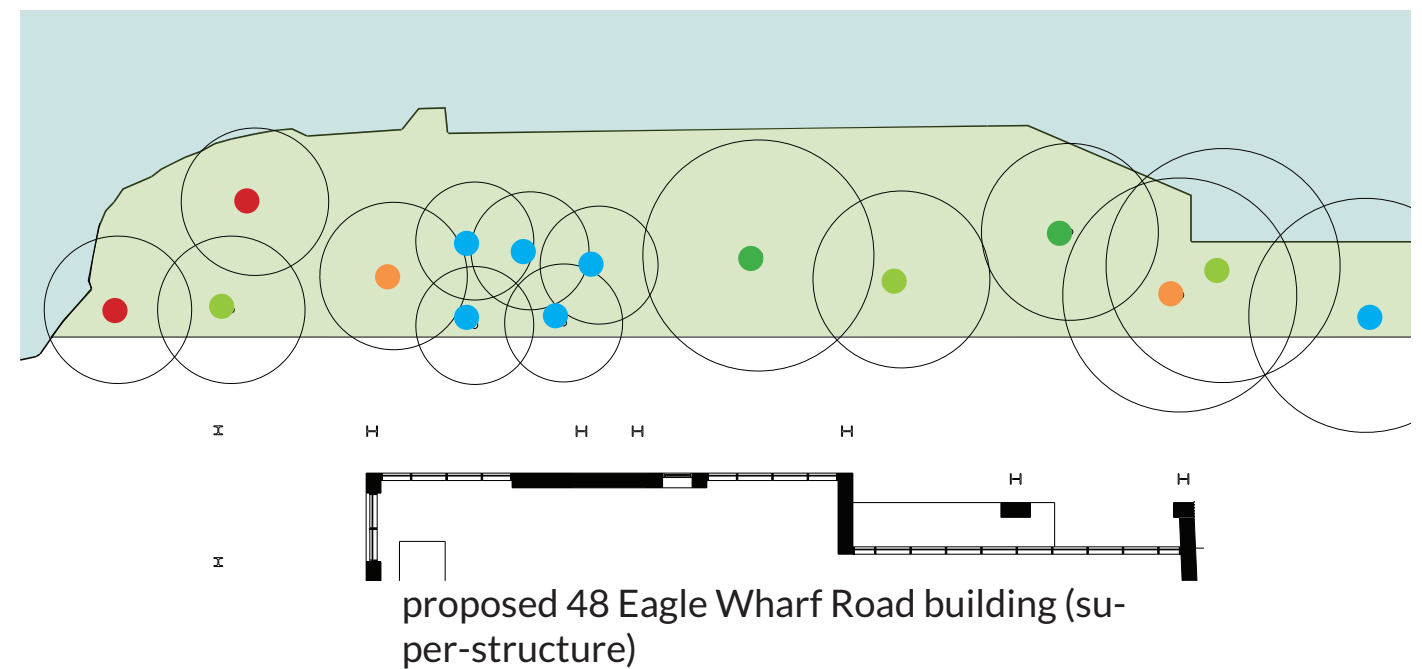
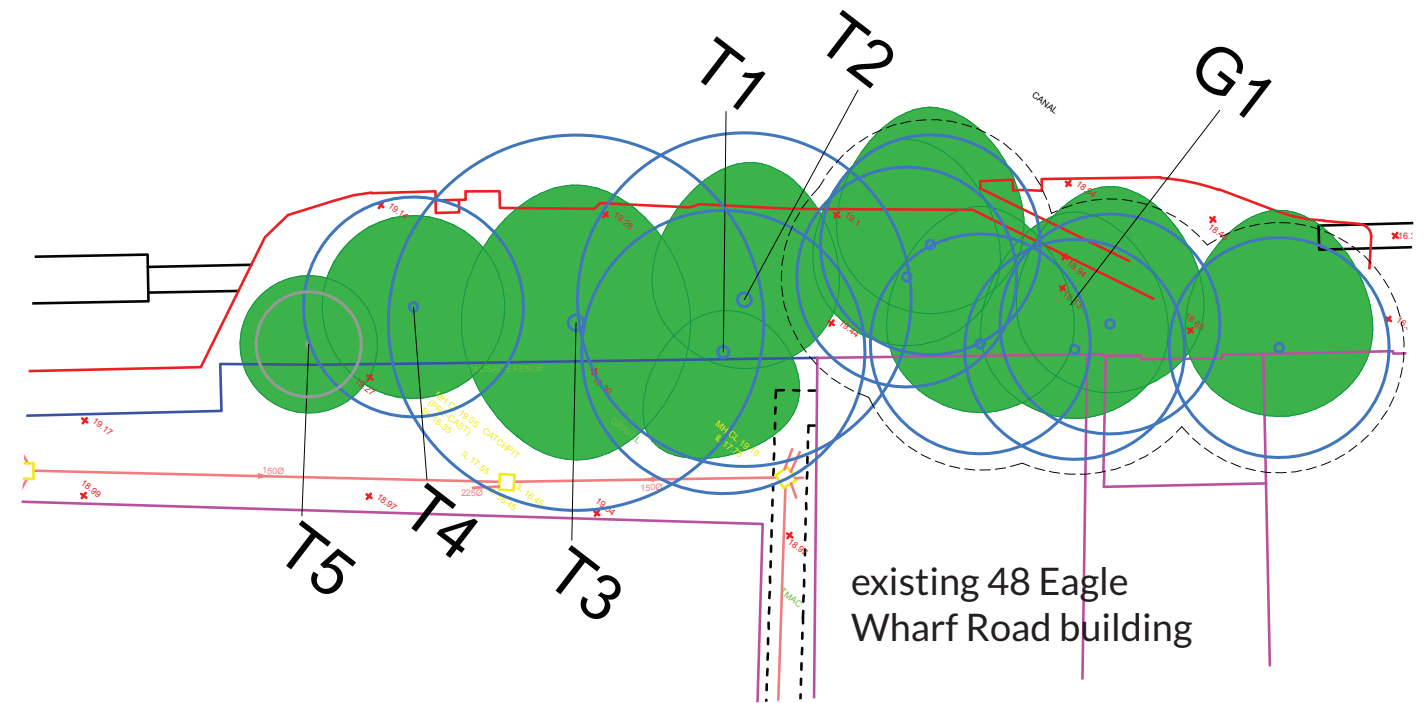
- Improve access
- Improve public realm
- Improve visibility
- Improve security
- Improve ecology
- Potential damage to canal wall
- Potential conflicts with third party structures
- Improve future maintenance
- To specify more suitable trees for location

### Proposed Canal Treatment

Number of trees: 15  
 Number of tree species: 5  
 Understorey planting: 220m<sup>2</sup>

#### Replacement trees:

- Betula albosinensis 'Fascination'
- Corylus colurna 'Turkish hazel'
- Corylus avellana multi stem 'hazel'
- Alnus incana 'aurea'
- Pyrus chanticleer 'Ornamental Pear'



# LANDSCAPE CANALSIDE TREES

## LBH COMMENT:

During a meeting with LBH on 5th February 2021 additional information on tree replacement was requested including soil volumes.

## SEW RESPONSE:

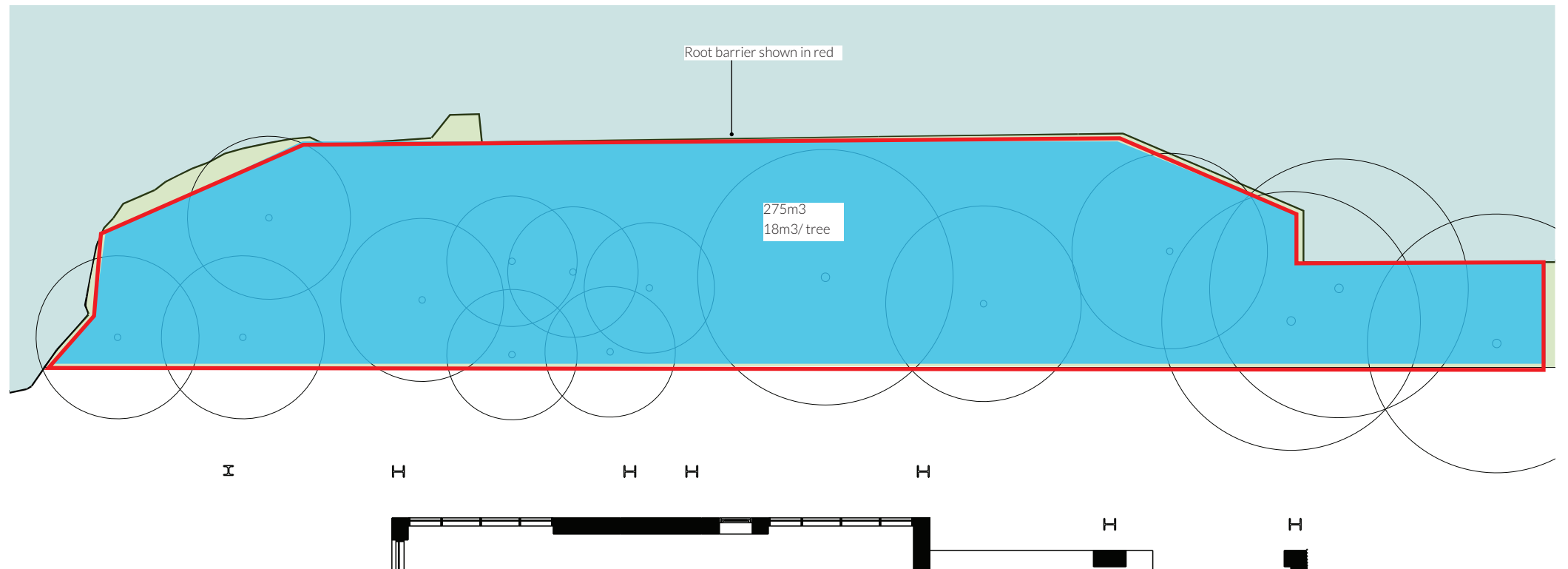
The original September 2018 design and Access statement describes in detail the existing tree stock, reason for removal, proposed design, tree replacements strategy and benefits of new proposals.

The pages opposite illustrates indicative location of tree root barriers and extent of tree pits, including soil volume per tree.

Schedule 0276-SEW-PA-ZZ-SH-L-001000 details the specification of replacement trees. All replacement trees are of a large semi mature size to maximise visual and ecological benefit from day of installation.

The schedule also lists proposed ground level planting and native hedgerow specification. The selected species have been chosen as they are considered appropriate to a canal side setting, relate to existing canal side habitats and provide ecological benefits through native planting and foraging opportunities.

Canalside trees are located on adjoining land and are not included within the application boundary.



0276 Sturt's Lock  
Planting Schedule  
Status: For Planning  
Doc No. 0276-SEW-ZZ-ZZ-SH-L-001000  
Page 2/7

Canal Edge (Level 00)  
Refer to planting plan (Planting Type 1)

### Trees

Abb	Name	Form	Age	Girth	Height	Root	Clear Stem
BaF	<i>Betula albosinensis 'Fascination'</i>	Semi-mature	4x	30-35cm	5m min	RB	2m clear stem
CcT	<i>Corylus colurna 'Turkish hazel'</i>	Semi-mature	4x	40-45cm	5m min	RB	2m clear stem
Ca	<i>Corylus avellana multi stem</i>	Semi-mature	4x	-	4m min	RB	Multi-stem
AiA	<i>Alnus incana 'aurea'</i>	Semi-mature	4x	40-45cm	5m min	RB	2m clear stem
Pc	<i>Pyrus chanticleer</i>	Semi-mature	4x	30-35cm	5m min	RB	2m clear stem

### Seasonal Theme Plants

Abb	Name	Root	Container	Density /m2
Dw	<i>Dryopteris wallichiana</i>	C	2 Litre	9
Ps	<i>Polystichum setiferum</i>	C	2 Litre	9

### Ground-covering Plants

Abb	Name	Root	Container	Density /m2
Ae	<i>Asarum europaeum</i>	C	2 Litre	9
Cp	<i>Carex pensylvanica</i>	C	2 Litre	9
Ls	<i>Luzula sylvatica</i>	C	2 Litre	9

### Filler Plants

Abb	Name	Grade	Density /m2
An	<i>Anemone nemorosa</i>	Topsize	50
Gn	<i>Galanthus nivalis</i>	Topsize	80
NJ	<i>Narcissus 'Jenny'</i>	Topsize	30

### Mixed Native Hedge

Abb	Name	Form	Age	Height m	Root	Density /m2
Cm	<i>Crataegus monogyna</i>	Feathered	2x	1.25-1.5	BR	7
Ca	<i>Corylus avellana</i>	Feathered	2x	1.25-1.5	BR	7
Sn	<i>Sambucus nigra</i>	Feathered	2x	1.25-1.5	BR	7

# LANDSCAPE PLAYSPACE

## LBH COMMENT:

Playspace: I've had access to Excel now. LP50 requires 10m2 of on-site playspace per child. From the GLA child yield calculator, in a PTAL of 3-4, this would be 197m2, whereas in a PTAL 0-2 it would be 327m2. The site lies across these two categories, with the great majority as PTAL 2. You have provided on-site space which is just under the PTAL 0-2 figure for the under-fives, which is welcomed and can be balanced against the two PTAL zones. However the overall playspace is short of the requirement: the wording of LP50 states that "Exceptionally, where it is demonstrated that on-site play space is not feasible in any form, applicants may make financial and/or physical contributions for the enhancement of existing play space in the locality."

## SEW RESPONSE:

The design uses the 2019 GLA Population Yield Calculator which tiers children's ages from 0-3, 4-10, 11-15, etc. The design provides 165sqm of playspace. This includes the 142sqm target for 0-3 years of age and provides an additional 23sqm. The original September 2018 DAS document (Section 2 of this document) demonstrates that the design needs to provide playspace for children under the age of 5 but not older due to the adequate provision of playspace around the site for children aged 5+. Please note the child yield calculations referenced in the DAS are referenced on the 2012 London Plan SPG Play Space Calculator, however the adequate surrounding provision is still relevant and the correspondence since has clarified our method of measurement to the current 2019 GLA Population Yield Calculator.

## GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	91	41	1	6
Social Units	0	0	0	0

<b>Total Units</b>	<b>139</b>
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Geographic Aggregation	London
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PTAL	PTAL 0-2
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### Notes

Sample size of 46 sites

Shaded cells require user input

Select both geography and PTAL

For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

### Yield from Development (persons)

	Market & Intermediate	Social	Total
0-3	14.2	0.0	14.2
4-10	13.8	0.0	13.8
11-15	3.3	0.0	3.3
16-17	1.4	0.0	1.4
18-64	220.2	0.0	220.2
65+	5.3	0.0	5.3
<b>Total Yield</b>	<b>258.3</b>	<b>0.0</b>	<b>258.3</b>

Minimum of 142sqm is provided.

### Play Space Calculator

Total Children	32.8
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	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	327.9

(Overall Count, If All Ages Were Provided)

# LANDSCAPE PLAYSPACE

## LBH COMMENT:

During a meeting with LBH on 5th February 2021 the **Growing Up In Hackney Child Friendly Places Spd** was discussed. It is useful to review our current design proposals against the design principles outlined in the SPD.

## SEW RESPONSE:

There are eight design principles set out in **Growing Up In Hackney Child Friendly Places Spd**. Of these principles the following have been addressed to different degrees through the proposed design.

**Design Principle 2. Doorstep play:** To provide the opportunity for play and social interactions outside the front door.

**Proposed Design:** A designated play area is provided on the level 2 terrace located at the centre of the scheme. This play area has been centrally located to ensure it is easily accessible to all residential blocks.

**Design Principle 3. Play on the way:** To provide opportunities for informal play, things to do and see around the neighbourhood beyond designated parks and playgrounds.

**Proposed Design:** The level 2 western terrace includes a stepping stone path through planting, creating an informal play on route to front doors. The retained truss frame at ground level also has playful qualities that could be engaging for children.

**Design Principle 5. Contact with nature:** To build in opportunities for everyday access to and connections with nature.

**Proposed Design:** The proposed design at level 2 terraces aims to maximise the amount of planting within these terraces. Seating areas,

connecting foot paths and play space are all integrated amongst planting, encouraging children to engage with nature during all aspects of their life.

At ground level proposed climbing plants will colonise a retained truss frame, whilst tree planting along the canal has been selected to encourage wildlife and stitch into the surrounding habitats. Seating and walking routes have been created through this planting area to allow people to walk or sit amongst the planting and engage with nature.

**Design Principle 6. Places for all:** To design socially and culturally inclusive places that are accessible and safe for all children and young people to enjoy together.

**Proposed Design:** The design of the ground level public realm has no stepped or ramped level changes. The courtyard has been designed to be fully accessible with few visual or physical barrier between the entrance gate and canal edge.

**Design Principle 7. Making more of our city spaces:** To ensure open spaces are designed to be vibrant, active and safe environments where children and young people want to be.

**Proposed Design:** Ground floor commercial uses such as the cafe help to encourage activity and create a lively canal edge and central courtyard.

The SPD also includes a series of design standard criteria for different scales (The doorstep, the Street and Destinations). These checklists have been completed on the tables opposite.

## Child-Friendly Design Standard Criteria

Design assessment questions relevant to all schemes at the scale of the Doorstep:

Scale: The Doorstep		Traffic Light Score			Score
Child-Friendly Design Standard Criteria	In this space, a child or young person can go outside the front door and play with friends	0	1	2	2
	There is space outside the front door that one can go to sit and relax alone or in a group	0	1	2	2
	There are spaces outside the front door that one can play sports and be active alone or in a group	0	1	2	0
	The space outside the front door is overlooked by neighbours	0	1	2	2
	In this space, the pavement is easy to move on eg: it is smooth, level and free of obstructions	0	1	2	2
	In this space, the pavement is wide enough for a number of people to use and to support a range of activities including scooting, skateboarding, shop mobility, playing, sitting and socialising	0	1	2	2
	In this space, there are well placed and positively worded signs indicating where one can find destinations to play	0	1	2	0
	In this space, motor vehicles are not dominating this space eg: cars or motorbikes are not moving too fast or taking up a lot of room with parking	0	1	2	2
	In this space there is green planting eg: trees, hedges, flowers	0	1	2	2
	In this space it is clear where one can park or safely store a bike or scooter	0	1	2	2
Total					16

The criteria uses Traffic Light System:  
**Red: 0 points**  
**Amber: 1 point**  
**Green: 2 points**  
Further information on the scoring system and findings can be found in the Child Friendly Design Standard Questions section (P. 148).

## Child-Friendly Design Standard Criteria

Design assessment questions relevant to all schemes at the scale of Streets:

Scale: The Street		Traffic Light Score			Score
Child-Friendly Design Standard Criteria	A child or young person can walk to important destinations without an adult eg: to school, shops, youth clubs or parks	0	1	2	2
	A child or young person does not need to cross major traffic roads to get to important destinations eg: to school, shops, youth clubs or parks	0	1	2	1
	There are opportunities to play and have fun when moving through this street eg: There is space to use a scooter or to play with chalk or interesting art to see"	0	1	2	NA
	Motor vehicles are not dominating this space eg: cars or motorbikes are not moving too fast or taking up a lot of room with parking or there are designs to help encourage traffic to slow down in a specific section of a road in place	0	1	2	NA
	The pavement is wide enough for a number of people to use eg: the pavement can support a range of activities including scooting, skateboarding, shop mobility, playing, sitting and socialising	0	1	2	NA
	Along this street green planting eg: trees, hedges, flowers can be seen and enjoyed	0	1	2	NA
	A child or young person would feel safe crossing the road eg: there is enough time to cross the street without feeling rushed and/or there is nothing preventing someone from crossing where and when they need to	0	1	2	NA
	A child or young person could easily get to nearby community facilities, such as shops, schools, workplaces, parks, play areas or cafes by foot or bike	0	1	2	2
	It is easy and feels safe to move along this street eg: the important walking and cycling routes are well lit, signposted and easy to find even when it becomes dark outside	0	1	2	NA
	The street supports access to healthier lifestyles e.g: healthy food shops, and/ or opportunities for experiencing nature on a walk and/ or there are lots of bins for recycling and/ or measures have been taken to reduce noise pollution	0	1	2	NA
Total					NA

The criteria uses Traffic Light System:  
**Red: 0 points**  
**Amber: 1 point**  
**Green: 2 points**  
Further information on the scoring system and findings can be found in the Child Friendly Design Standard Questions section (P. 148).

## Child-Friendly Design Standard Criteria

Design assessment questions relevant to all schemes at the scale of Destinations:

Scale: Destinations		Traffic Light Score			Score
Child-Friendly Design Standard Criteria	A child or young person would feel welcome and safe outside in this space without the supervision of an adult, during the day eg: There are people frequently going in and out of buildings or passing by this space and/or the entry and exit points are easy to find	0	1	2	2
	There is enough lighting in this space when it becomes dark outside eg: The walking routes or sports areas are clearly lit up when it is dark	0	1	2	2
	A child or young person would find it easy to navigate their way around this space eg: this space is well connected by walking and cycling or signposting is clear or design allows for movement by a range of different abilities to access this space	0	1	2	2
	There are opportunities to play and have fun when visiting this space e.g: the space offers opportunities for different types of physical and mindful activities with mixed elements of risks or landforms at varying heights	0	1	2	0
	There are opportunities to comfortably sit and gather with other people in this space eg: seating in this space is comfortable to use at all times of the year, particularly when it is very cold or very sunny	0	1	2	2
	This space feels well looked after and clean eg: Litter is placed in bins and/or no graffiti on the street furniture	0	1	2	NA
	The windows of shops and front of buildings in this space are interesting and attractive eg: they are artistic, have front gardens, or window displays	0	1	2	2
	This space provides movement opportunities and experiences for a range of different abilities e.g: you could access and easily move in this space if you were in a wheelchair or if you had a visual impairment	0	1	2	2
	In this space one can enjoy contact with nature, both wild and well groomed eg: trees, hedges, flowers	0	1	2	2
	This space supports access to healthier lifestyles e.g: healthy food options, opportunities for growing food, reduced air and noise pollution	0	1	2	0
Total					14

The criteria uses Traffic Light System:  
**Red: 0 points**  
**Amber: 1 point**  
**Green: 2 points**  
Further information on the scoring system and findings can be found in the Child Friendly Design Standard Questions section (P. 148).

# LANDSCAPE

## BIRD AND BAT BOX

### LBH COMMENT:

Bird and bat boxes will be required on north elevations (to prevent overheating), grouped together. Bat boxes could be proposed in the retained roof structure within the courtyard.

Product: While Hackney note that they are not supposed to recommend individual suppliers, they note the RSPB recommends bricks: <https://www.rspb.org.uk/our-work/rspb-news/news/stories/new-homes-for-swifts--the-manthorpe-swift-brick/>. Hackney asked that the bricks are grouped and as close to eaves level as makes sense within the design. The height of the buildings allows multiple sensible sites for placement.

Amount: Bird boxes are generally required to provide an equal number overall of nest sites and residential units. The scheme has 139 homes so this would be 139 nest sites.

### SEW RESPONSE:

The original planning application included two Schwegler 1B bird boxes and one Schwegler 1SP sparrow terrace as per the ecologists recommendation. Following LBH's comments on number of bird and bat boxes the project ecologist has re-evaluated the proposed number.

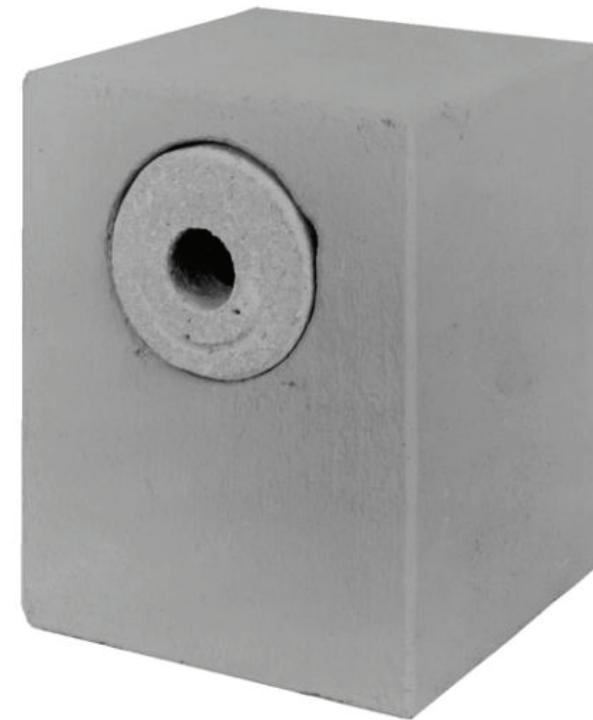
As advised by the project ecology team PJC there is no guidance or legislation which dictates the number of bird nesting sites which should be installed/incorporated into any development.

To help address Hackneys comments on additional bird nesting sites PJC have advised the following number of bird and bat boxes are suitable for the scheme given its design and location.

14 bird bricks close to the eaves on each building and 2 further down on the wall in areas which will not be disturbed by the public on their balconies.



**Shwegler 2F Bat Box**



**Shwegler Nest Box**



**Shwegler 1SP Bird Brick**

An additional 6 nest boxes can be added on each building. All boxes located on the northern elevation as suggested by Hackney.

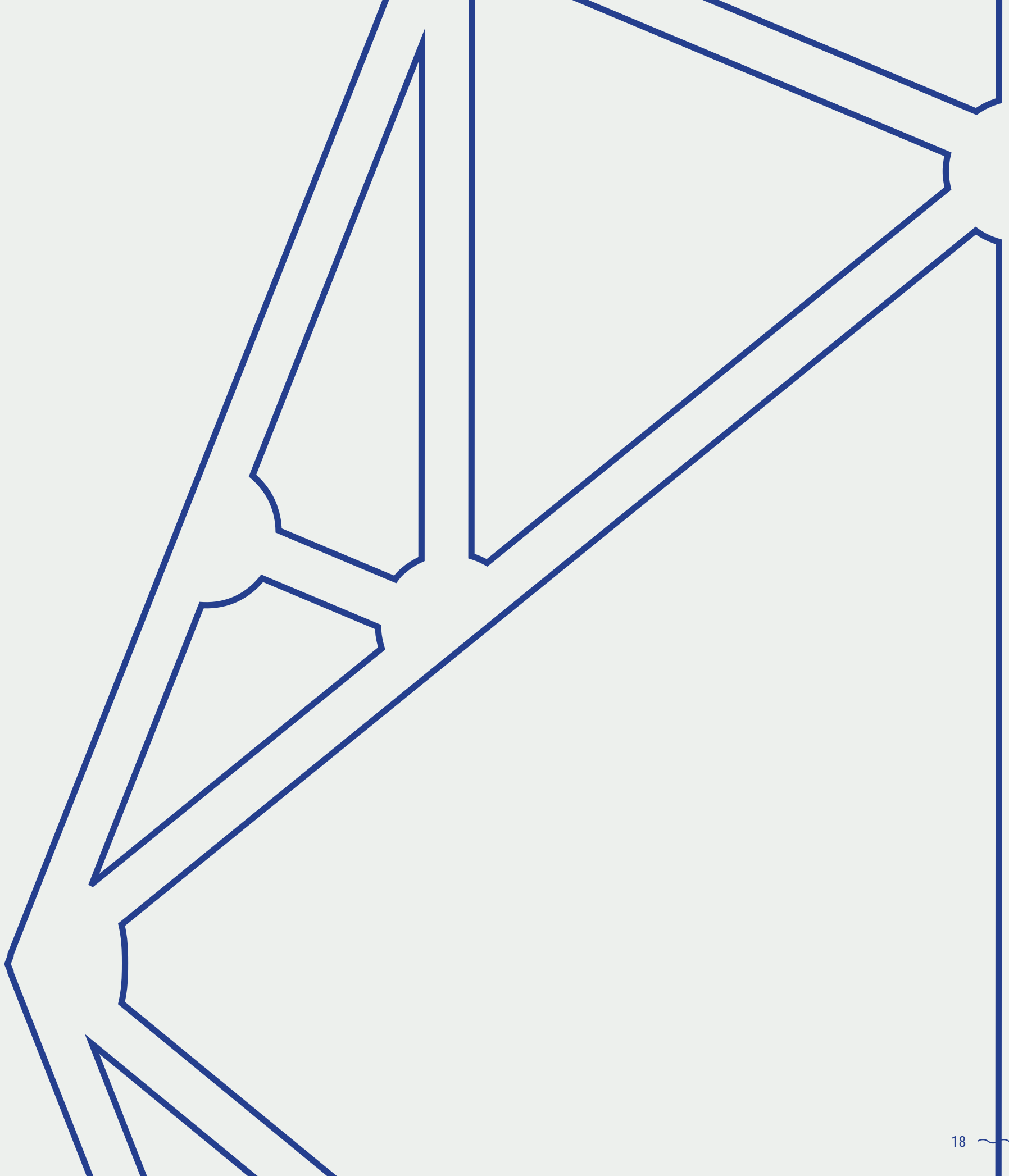
2 bat boxes can also be located within the retained roof frame.

The number of bird and bat boxes have been suggested for the following reasons:

- The urban location of the site with limited foraging and commuting habitat within the surrounding environment
- Birds can be territorial during the nesting season
- The scheme has a lot of large windows and balconies on the northern aspect



## 2.0 ~ APPENDICES

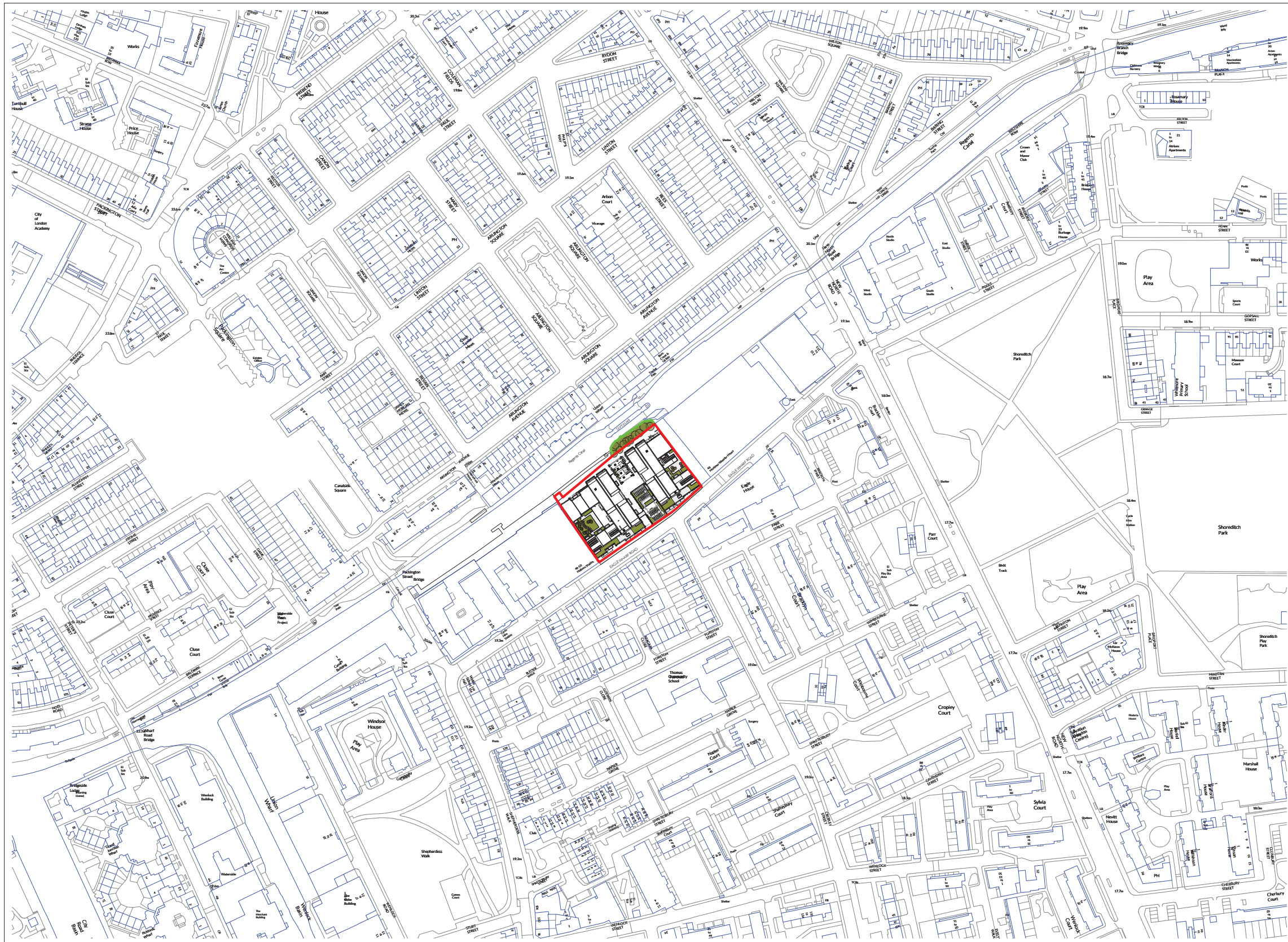


## Floor Plans

-Colour coded to illustrate use allocation and residential mix. A1 scale general arrangement plans are submitted separately as part of the application.

Proposed Access Site - GA Plan - Level 00	0276-SEW - PA-00-DR - A-001100
Proposed Access Site - GA Plan - Level 02	0276-SEW - PA-02-DR - A-001102
Proposed Access Site - GA Plan - Level 03	0276-SEW - PA-03-DR - A-001103
Proposed Access Site - GA Plan - Level 04	0276-SEW - PA-04-DR - A-001104
Proposed Access Site - GA Plan - Level 05	0276-SEW - PA-05-DR - A-001105
Proposed Access Site - GA Plan - Roof Level	0276-SEW - PA-10-DR - A-001110





**General Notes**

The drawing shall be read in conjunction with the Planning Application Form and the Planning Application Form. The drawing shall be read in conjunction with the Planning Application Form and the Planning Application Form. The drawing shall be read in conjunction with the Planning Application Form and the Planning Application Form.

**Notes**

- Planning Application Boundary
- Area of landscaping to be removed and replaced in separate agreement

Note: The canal edge surrounding Sturt's Yard is owned by The Canal and River Trust. Landscaping and tree replacement improvements to the canal edge will be secured under a section 106 agreement with the Canal and River Trust. EPC/AM assessments therefore only relate to areas within the client's ownership and do not cover areas within the ownership of the Canal and River Trust.

Drawing is based on Ordnance Survey Licence No. C030004 (Standard Part 10)

For further information on existing information please refer to the survey drawings from GreenPath.

P4	18.06.20	For Planning	AP
P3	10.02.20	Scale Bars Added	AP
P2	10.01.20	For Planning	AP
P1	24.07.19	For Planning	AP
P0	12.05.18	For Planning	AP
		Rev Date	Reason for Issue
			CH

Keyplan

Client	
Access Storage	
Project	
0276 Sturt's Yard	
Drawing Title	
Proposed Access Site - Location Plan	
Project Number	Status
0276	For Information
Scale at A1	Date
As Indicated	02/02/17
Drawn by	Checked by
RL/NO	AP
Drawing Number	Revision
0276-SEW-PA-ZZ-DR-A-001000	P4

**1 Proposed Level Roof Location Plan**  
1:1250