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1.0 INTRODUCTION

This document is an addendum to the Tree Strategy submitted to Southwark Council as part of the outline planning application for the Masterplan of the Aylesbury Estate Regeneration (14/AP/3844) and the detailed planning application of the First Development Site (14/AP/3843).

The purpose of this Addendum Report is to describe a number of scheme enhancements that have been implemented following post-submission engagement with key project stakeholders including Officers at Southwark Council, the Greater London Authority and Transport for London.

This report is to be read in conjunction with the previously submitted Tree Strategy and accompanying application documents.

2.0 SCHEME ENHANCEMENTS

Masterplan Enhancements

The following enhancements have been made to the masterplan:

- The pedestrian route between subplots 17a and 17b has been removed and the plots have been merged.
- Plot 17a/b has moved north slightly due to the street widths north and south of the plot having been adjusted to improve the east-west community spine connection.
- Subplots 5b and 5c have moved north slightly due to an increase in the street width to the south.
- Subplots 15a and 15b have moved position slightly due to the street widths around Gaitskell Park changing.
- Increased flexibility has been incorporated into the Community Spine to allow for small shops or community uses to be incorporated along this route.
- The minimum amount of public open space has decreased to ensure sufficient access is provided around the perimeter of the proposed open spaces to adjacent buildings.
- The design of Gaitskell Park and Michael Faraday Square have been revised.
- The design of the existing roads of Albany Road and Thurlow Street have been updated to reflect Southwark’s Cycling Strategy. Further design will be undertaken on these roads in collaboration with Southwark’s Highway Department, Transport for London and Sustrans to ensure that both LBS’ and TfL’s Cycling Strategies are incorporated without any reduction to bus journey times.
- The Community Spine route has been reinforced through changes to the street typology to ensure the route is a tree-lined, cycle and pedestrian street that encourages east-west movement through the development.
- Number of TfL Cycle Hire docking stations reduced to meet TfL’s preferred quantum

First Development Site (FDS) Enhancements

The following enhancements have been made to the FDS:

- Loading zones have been located at key locations around the development to ensure deliveries and servicing of the buildings can be undertaken without blocking the highway.
- Pedestrian access points have been placed within the parking areas to allow pedestrians to easily and safely cross the streets and for refuse bins to be collected.
- Some parking bays have been removed to ensure suitable visibility of pedestrians crossing the streets at junctions.
- A raised table has been introduced at the Portland Street, Westmoreland Road and Hopewood Road junction to improve the east-west connection for pedestrians and cyclists along the Community Spine.
- The shared space and pedestrian only routes through Westmoreland Square and Westmoreland Park have been clarified to ensure safe movements by both pedestrians and cyclists.
- The on-road cycle route on Albany Road has been removed due to safety concerns and to reflect Southwark’s Cycling Strategy. Albany Road and Portland Street will be subject to further design in collaboration between LBS’ Highways Department, Transport for London and Sustrans to ensure the successful integration of LBS’ and TfL’s Quietway Cycling Strategy.
- Changes to building core locations due to changes in internal arrangements.

These changes are reflected within the revised illustrative masterplan.
First Development Site Masterplan

Key

1. Westmoreland Square
   Small urban square fronted by community facilities, featuring high quality paving, retention of one existing tree, new tree planting, possible playable water feature and sculptural bench

2. Westmoreland Park
   Local park featuring dense canopy with low planting, sculptural bench seating and a playable space.

3. Albany Road/Burgess Park Edge
   Burgess Park extends into the site, encompassing a length of Albany Road and the landscape space to the building frontage.

4. Portland Street Park
   A local park with a playable space, sports facilities, feature seating and soft landscape enhancing the existing trees.

5. Green Links
   Local streets with a wider street section that are enhanced with larger street trees and rain gardens to provide strong visual and ecological connections with Burgess Park.

6. Communal Courtyards
   Communal courtyards are a shared facility for residents of the associated block and will feature a Doorstep Playable Space, gardens, seating, decking, and colourful, seasonal planting. These spaces will be flexible in use to facilitate the varied requirements of the residents.

7. Block 1 Courtyard
   Block 1 features garden spaces for the maisonettes and houses, as well as outdoor space for the community facility and a garden for the Extra Care units.

8. Rear Gardens
   Private rear gardens to houses.
3.0 TREE REMOVAL AND RETENTION

Due to the changes to the masterplan street hierarchy, a Category C tree that was identified to be retained in the October 2014 submission is to be removed. The tree, T176 Norway Maple, was located in Bagshot Park but is now within the street to the north of the park in the revised layout.

A Category U tree that was identified to be retained in the proposed Missenden Park was incorrectly identified in Table 3.2.2 of the 2014 submission to be removed. Due to this omission, the number of trees being retained and removed is unchanged from the 2014 submission (Table 3.0).

The number of trees to be removed or retained in the FDS remain unchanged from the 2014 submission.
4.0 TREE REPLACEMENT STRATEGY

Masterplan Tree Replacement Strategy
Due to changes in the street hierarchy and the design of Gaitskell Park, 26 more trees are proposed to be planted within the masterplan in comparison to the 528 trees that were to be planted in the 2014 submission.

Based on the 15 year projected canopy area of 16.5m² and stem diameter replacement strategy proposed within the 2014 submission, the retained and proposed tree planting within the revised masterplan (excluding trees planted within courtyards) will provide greater canopy coverage and tree girth than the pre-development trees (Table 4.0).

First Development Site Tree Replacement Strategy
Due to changes in the design of the streets, 212 trees are proposed to be planted within the FDS, in comparison to 215 in the 2014 submission.

Using the methodology developed in the 2014 submission, the tree replacement requirement for the FDS is as follows:

- The stem girth for the existing retained and proposed trees is 1,069cm greater than the stem girth currently found on site. However, this is a reduction of 187cm from the 2014 submission.
- Changes to the species has increased the projected canopy cover from 5,705m² in the 2014 submission to 5,858m², an increase of 153m². However, the post development projected tree canopy is still less than the existing canopy of 5,974m², a difference of 116m².

Similar to the 2014 submission, as the proposed tree planting within the FDS increases the number of trees on the site which equates to a proposed stem girth provision far exceeding the existing, off-site compensation for the loss of projected tree canopy should not be required.

Table 4.0 Tree Removal Compensation: Masterplan Projected Canopy and Stem Girth

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
<th>15 year Projected Canopy Cover from time of planting (area in m²)</th>
<th>Stem Girth/dia (cm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Trees Pre-development</td>
<td>377</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Existing Trees Pre-development (excluding U category trees)</td>
<td>274</td>
<td>22,015</td>
<td>37,421</td>
</tr>
<tr>
<td>Existing Trees Retained</td>
<td>140</td>
<td>14,452</td>
<td>24,209</td>
</tr>
<tr>
<td>Proposed Trees</td>
<td>554</td>
<td>9,141</td>
<td>13,850 (based on planting size of 20-25cm girth)</td>
</tr>
<tr>
<td>Total Post Development Trees</td>
<td>694</td>
<td>23,293</td>
<td>38,059</td>
</tr>
<tr>
<td>Difference between Pre and Post Development</td>
<td>+317</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Difference between Pre and Post Development (excluding U category trees)</td>
<td>+420</td>
<td>+1,278</td>
<td>+638</td>
</tr>
<tr>
<td>Potential Off-site Compensation</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 4.1 Tree Removal Compensation: First Development Site Projected Canopy and Stem Girth

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
<th>15 year Projected Canopy Cover from time of planting (area in m²)</th>
<th>Stem Girth/dia (cm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Trees Pre-development</td>
<td>118</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Existing Trees Pre-development (excluding U category trees)</td>
<td>66</td>
<td>5,974</td>
<td>7,464</td>
</tr>
<tr>
<td>Existing Trees Retained</td>
<td>17</td>
<td>2,431</td>
<td>2,323</td>
</tr>
<tr>
<td>Proposed Trees</td>
<td>212</td>
<td>3,427</td>
<td>6,210</td>
</tr>
<tr>
<td>Total Post Development Trees</td>
<td>229</td>
<td>5,858</td>
<td>8,533</td>
</tr>
<tr>
<td>Difference between Pre and Post Development</td>
<td>+111</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Difference between Pre and Post Development (excluding U category trees)</td>
<td>+163</td>
<td>(-116)</td>
<td>+1,069</td>
</tr>
<tr>
<td>Potential Off-site Compensation</td>
<td>0</td>
<td>-116</td>
<td>0</td>
</tr>
</tbody>
</table>
5.0 PUBLIC REALM TREE PLANTING STRATEGY

Masterplan Public Realm Tree Planting

It is proposed to plant 554 new trees within the public realm of the Masterplan site, in comparison to 528 within the 2014 submission.

Following the request of LBS’ Tree Officer, Prunus serrulata - ‘Kanzan’ (Japanese Flowering Cherry) has been removed from the suggested Tertiary Street Tree list. Some additional species have also been added to the Suggested Tree Species list to provide greater choice. The choice of street trees is to respond to LBS’ SSDM/SER Tree Palette.
### Table 3.5.1 Tree Typologies

<table>
<thead>
<tr>
<th><strong>Tree Typology</strong></th>
<th><strong>Tree Characteristics / Effects</strong></th>
<th><strong>Planting Characteristics</strong></th>
<th><strong>Suggested species - Common Name</strong></th>
</tr>
</thead>
</table>
| **Primary Trees** | Large scale trees with long life expectancy | Planting to complement existing trees. Limited use of species. Spacing to follow character of existing trees to achieve a regularity of treatment. Regular spacing where achievable. | *Fagus sylvatica ‘Asplenifolia’* - Fern-Leaved Beech  
*Liquidambar styraciflua* - Sweet Gum  
*Metasequoia glyptostroboides* - Dawn Redwood  
*Platanus x hispanica* - London Plane  
*Platanus orientalis* - Oriental Plane  
*Quercus robur* fastigiata ‘Koster’ - Cypress Oak  
*Tilia cordata* ‘Greenspire’ - Small Leaved Lime |
| **Secondary Trees** | Medium to tall trees with formal habit | Medium to tall trees with formal habit. Regular spacing where achievable. | *Acer campestre* ‘Elsrijk’/Streetwise’ - Field Maple  
*Corylus colurna* - Turkish Hazel  
*Fagus sylvatica* ‘Dawyck’ - Fastigiate Beech  
*Gleditsia triacanthus* - Honey Locust  
*Prunus avium* ‘Plena’ - Wild Cherry  
*Tilia cordata* ‘Winter Orange’ - Small Leaved Lime |
| **Tertiary Streets** | Small scale trees selected for seasonal interest. | Mixed species. | *Amelanchier arborea* ‘Robin Hill’ - June Berry  
*Betula utilis* × *jacquemontii* - West Himalayan Birch  
*Betula pendula* - Silver Birch  
*Cercis siliquastrum* - Judas Tree  
*Ginko biloba* ‘Princecon Sentry’ - Maidenhair Tree  
*Parrotia persica* ‘Vanessa’ - Persian Ironwood |
| **Bioretention Areas** | Water edge trees within bioretention areas. | | *Ailnus incana* - Grey Alder  
*Amelanchier lamarckii* - Snowy Mespilus  
*Betula pedula* - Silver Birch  
*Pinus nigra* ‘Maritima’ - Black Pine  
*Prunus ‘Accolade’* - Cherry |
| **Park Trees** | Large scale trees with long life expectancy as feature trees. Medium to small scale trees with varied habit for structural planting. Potential for fruiting characteristics to complement Community Gardens | Planting to complement existing trees where applicable. Mixed species. Regular and informal spacing. | Large Scale Trees:  
*Fagus sylvatica* ‘Purpurea’ - Copper Beech  
*Liriodendron tulipifera* - Tulip Tree  
*Metasequoia glyptostroboides* - Dawn Redwood  
*Platanus x hispanica* - London Plane  
*Quercus robur* - Common Oak |
| **Medium to Small Scale Trees:** | | | Medium to Small Scale Trees:  
*Amelanchier lamarckii* - Snowy Mespilus  
*Betula utilis* × *jacquemontii* - Himalayan Birch  
*Carpinus betulifolius* - Honebeam  
*Cercidiphyllum japonicum* - Katsura Tree  
*Gleditsia triacanthos* - Honey Locust  
*Prunus persica* - Persian Ironwood  
*Prunus avium* ‘Plena’ - Wild Cherry  
*Robinia pseudoacacia* ‘Frisia’ - False Locust |
| **Orchard Trees:** | | | Orchard Trees:  
*Prunus sp.* - Cherry  
*Pyrus sp.* - Pear  
*Malus sp.* - Apple |
FDS Public Realm Tree Planting

It is proposed to plant 212 new trees within the public realm and private and communal courtyards of the FDS, in comparison to 215 within the 2014 submission.

Following the request of LBS’ Tree Officer, Prunus serrulata ‘Kanzan’ (Japanese Flowering Cherry) and Robinia psuedoacacia ‘Frisia’ (Black Locust) has been removed from the public realm tree planting. A review of the mature canopy sizes of the proposed trees was also undertaken to minimise potential conflicts between the trees and proposed buildings. The choice of street trees responds to LBS’ SSDM/SER Tree Palette.

FDS Public Realm Tree Planting Schedule

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Species</th>
<th>Girth Size at Supply (cm)</th>
<th>Height at Supply (cm)</th>
<th>Form</th>
<th>Root Form</th>
<th>Ultimate Mature Height (m)</th>
<th>Total Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norway Maple</td>
<td>Acer platanoides ‘Princeton Gold’</td>
<td>30-35</td>
<td>550-600</td>
<td>SM</td>
<td>RB</td>
<td>10-12</td>
<td>2</td>
</tr>
<tr>
<td>Snowy Mesopitus</td>
<td>Amelanchier lamarckii ‘Robin Hill’</td>
<td>20-25</td>
<td>500-550</td>
<td>SM</td>
<td>RB</td>
<td>8-10</td>
<td>18</td>
</tr>
<tr>
<td>Fastigate Beech</td>
<td>Fagus sylvatica ‘Dawyck’</td>
<td>20-25</td>
<td>500-550</td>
<td>SM</td>
<td>RB</td>
<td>15-20</td>
<td>13</td>
</tr>
<tr>
<td>Short Leaved Beech</td>
<td>Fagus sylvatica ‘Asplenifolia’</td>
<td>30-35</td>
<td>550-600</td>
<td>SM</td>
<td>RB</td>
<td>20-25</td>
<td>5</td>
</tr>
<tr>
<td>Silver Birch</td>
<td>Betula pendula</td>
<td>20-25</td>
<td>550-600</td>
<td>SM</td>
<td>RB</td>
<td>12-15</td>
<td>17</td>
</tr>
<tr>
<td>Sweet Gum</td>
<td>Liquidamber styraciflua</td>
<td>40-45</td>
<td>700-750</td>
<td>SM</td>
<td>RB</td>
<td>20-25</td>
<td>7</td>
</tr>
<tr>
<td>Honey Locust</td>
<td>Gleditsia triacanthos</td>
<td>20-25</td>
<td>500-550</td>
<td>SM</td>
<td>RB</td>
<td>15-20</td>
<td>9</td>
</tr>
<tr>
<td>London Plane</td>
<td>Platanus x hispanica</td>
<td>40-45</td>
<td>700-750</td>
<td>SM</td>
<td>RB</td>
<td>20-25</td>
<td>9</td>
</tr>
<tr>
<td>Maidenhair Tree</td>
<td>Ginkgo biloba ‘Princeton Sentry’</td>
<td>30-35</td>
<td>550-600</td>
<td>SM</td>
<td>RB</td>
<td>12-15</td>
<td>10</td>
</tr>
<tr>
<td>Small Leaved Lime</td>
<td>Tilia cordata ‘Green Spire’</td>
<td>40-45</td>
<td>700-750</td>
<td>SM</td>
<td>RB</td>
<td>15-20</td>
<td>10</td>
</tr>
<tr>
<td>Judas Tree</td>
<td>Caroia siquavum</td>
<td>20-25</td>
<td>500-550</td>
<td>SM</td>
<td>RB</td>
<td>8-10</td>
<td>1</td>
</tr>
<tr>
<td>Persian Ironwood</td>
<td>Parrotia persica ‘Istana’</td>
<td>18-20</td>
<td>450-500</td>
<td>SM</td>
<td>RB</td>
<td>8-10</td>
<td>5</td>
</tr>
<tr>
<td>Tulip Tree</td>
<td>Liriodendron tulipifera</td>
<td>40-45</td>
<td>700-750</td>
<td>SM</td>
<td>RB</td>
<td>15-20</td>
<td>4</td>
</tr>
</tbody>
</table>

* Species of high ecological value
** Native Species