
Partridge Way, N22

Landscape Proposals & Play Space Strategy

London Borough of Haringey

28 June 2021



ME Landscape Studio



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1.0

Introduction

We have been appointed by Haringey Council to develop landscape proposals for a site located at the junction of Partridge Way and Trinity Road/ Bounds Green Road, Wood Green.

The site is triangular in nature, with a paved area and a row of garages, and as such provides little potential to achieve play and amenity space on site.

In order to be policy compliant and provide suitable facilities for the residents, the brief has included considering the context of the site and to develop a play strategy both for residents and the wider community and to resolve bin storage issues for Finsbury House, opposite the site.

Our approach has been to consider the wider context and the relationship the site has to this. The main points are the play and sports facilities, but also access to open space and green networks.

We have then considered the development site, in terms of it’s opportunities and constraints. Also, the locality including the triangular green space to the east, the green verge along Bounds Green Road and the space in front of Finsbury House.

We have also considered the existing trees, in terms of their retention and impacts on the root protection areas. This has also been expanded to consider new tree planting in suitable locations both within the site boundary and in the wider landscape.

We have considered relevant planning policy in relation to the Partridge Way site, and have given a summary of key policies below.

London Plan

A review of the landscape policy context has highlighted the following relevant planning policies from the London Plan:

- G4: Open space;
- G5: Urban greening;
- G6: Biodiversity and access to nature;
- S4: Play and informal recreation.

G4: Open space
The policy aims to “promote the creation of new areas of publicly-accessible open space” as well as “enhance open spaces to provide a wider range of benefits for Londoners”. The scheme proposes a comprehensive design for the triangular open space, providing improved public access, inclusive design, recreation facilities habitat creation, and landscaping improvement.

G5: Urban greening
This policy sets out that major development proposals need to contribute to the greening of London by including urban greening as a fundamental element of site and building design. Boroughs should develop an Urban Greening Factor (UGF) with a target score in the interim of 0.4 for predominantly residential developments. We have assessed the UGF for the site, based on the urban greening factors as outlined in the London Plan (Table 8.2).

G6: Biodiversity and access to nature
The policy aims to “manage impacts on biodiversity and aim to secure biodiversity net gain”. We have worked with the ecologists to look at both retaining existing ecological features and in providing a broader range of habitats and ecological opportunities.

S4: Play and informal recreation
The policy outlines the need to provide new play facilities as part of development proposals. it also states that “at least 10m² of play space per child should be provided that: a) provides a stimulating environment; b) can be accessed safely from the street by children and young people independently; c) forms an integral part of the surrounding neighbourhood; d) incorporates trees and/or other forms of greenery; e) is overlooked to enable passive surveillance, and; f) is not segregated by tenure”.

We have assessed the child yield for the scheme and play space requirements, and have indicated a new play space within the site boundary, in the triangular green space. This assessment and the design are based on further guidance outlined in the Shaping Neighbourhoods: Play and Informal Recreation SPG.

Haringey’s Local Plan: Strategic Policies 2013-2026

A review of the landscape policy context has highlighted the following relevant planning policies from the local plan:

- SP5: Water Management and Flooding;

- SP11: Design;
- SP13: Open Space and Biodiversity.

SP5: Water Management and Flooding
The scheme has looked at impacts on water management, and the landscape proposals include permeable paving and a green roof area.

SP11: Design
The policy aims to “promote high quality landscaping on and off site including improvements to existing streets and public spaces”. The scheme proposes improvements to the existing footpath at the junction of Partridge Way and Trinity Road, as well as improvements to the nearby open space.

SP13: Open Space and Biodiversity
This provides policy on the following: protecting and improving open space; providing opportunities for biodiversity and nature conservation (including green and brown roofs, green walls and bird and bat nesting/ roosting opportunities); protection of existing trees and the planting of new trees where appropriate; and the provision of informal and formal play space to meet the minimum of 3m² per child, with the aspirational target of 10m² per child (as set out in the Mayor’s SPG Providing for Children’s and Young People’s Play and Informal Recreation).

Haringey’s Open Space Standards SPD

This document highlights the minimum requirement of 3m² per child for formal and informal play space, and the need for doorstep playable space of 100m² within 100 metres of the development. There is also the need to provide open spaces with natural and semi-natural greenspace.

Development Management Development Plan Document (DPD)

This document gives effect to Haringey’s spatial strategy and the key objectives of the Strategic Policies Local Plan by supporting proposals that contribute to the delivery of sustainable development, and sets out criteria based policies against which planning applications will be assessed.

DM20: Open Space and Green Grid;
DM21: Sustainable Design, Layout and Construction;
DM25: Sustainable Drainage Systems.

DM20: Open Space and Green Grid
The policy supports development that protects and enhances Haringey’s open spaces, and outlines that the reconfiguration of open space will be supported where:
a) It is part of a comprehensive, deliverable scheme; b) There would be no net loss of open space; c) It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and d) It would not be detrimental to any environmental function performed by the existing open space.

There is also an ambition to seek to protect and enhance the value and visual character of open land and to develop connections to the All London Green Grid.

2.0 Planning Context

DM21: Sustainable Design, Layout and Construction
This policy considers sustainable design, including enhancing biodiversity through urban greening. The policy encourages the integration of living roofs (green and brown roofs) in to proposals.

DM25: Sustainable Drainage Systems
The implications of this policy have been developed by Ellis + Moore Consulting Engineers, and is outlined in their report (Ref: ENM-REP-CIV-001, dated 18th May 2021).

Haringey’s Sustainable Design and Construction SPD.
This document provides guidance on how development in Haringey should be designed to ensure that it is as sustainable as possible. Key areas include enhancing biodiversity and adapting to a changing climate.



3.1 Open Spaces

We have looked at the surrounding open spaces to assess their quality and proximity to the Partridge Way site.

Open Spaces in the local area - within 400 metres (5 minutes walk):

- **Finsbury Gardens** - a play space within a historic gardens;
- **Trinity Gardens** - a series of open spaces extending eastwards from the site along Bounds Green Road, terminating at Trinity Gardens;
- A series of connected open spaces running north-south to the east of the site; this includes Avenue Gardens, Nightingale Gardens and Finsbury Gardens.

Open Spaces in the local area - within 800 metres (10 minutes walk):

- **Alexandra Park;**
- **Wood Green Common;**
- **Woodside Park;**
- **Springfield Community Park** - wildlife area.

The plan also highlights the wider open space green grid network, which links the site eastwards to Trinity Gardens, and both northwards and southwards towards Alexandra Park.



3.2 Play and Sport

We have looked at the surrounding play and sports facilities to assess their range and proximity to the Partridge Way site.

Play and Sports facilities in the local area - within 400 metres (5 minutes walk):

- **Finsbury Gardens** - a play space within a historic gardens.

Play and Sports facilities in the local area - within 800 metres (10 minutes walk):

- **Wood Green Common** - play space for children up to 12; football pitch;
- **Woodside Park** - toddler play space; natural play space; play space for older children; Cafe; Little Friends Nursery;
- **Springfield Community Park** - play opportunities.



Wood Green Common - play space



Woodside Park

4.0 Existing Site

4.1 Key Areas

The Application Boundary (indicated with a red line) include the triangular site located at the junction of Partridge Way and Trinity Road/ Bounds Green Road, together with the existing triangular green space to the east.

As part of wider improvement works we are also proposing to include a new bin store close to and for Finsbury House, together with new tree planting to the green strip along the northern edge of Bounds Green Road (these areas are indicated with a dashed blue line).

The following pages outline the key characteristics of these spaces, and assess their constraints and opportunities.



4.0 Existing Site



4.2 Triangular Development Area

Key points:

1. Area is primarily hard surfacing with paving slabs; one small circular planting area which may have contained a tree at one stage but is now grass;
2. A row of garages along Partridge Way; these are brick built with corrugated roofs;
3. A range of bins located at the junction of Trinity Road and Partridge Way;
4. The site slopes down from a high point on Trinity Road down to the end of the garages along Partridge Way.

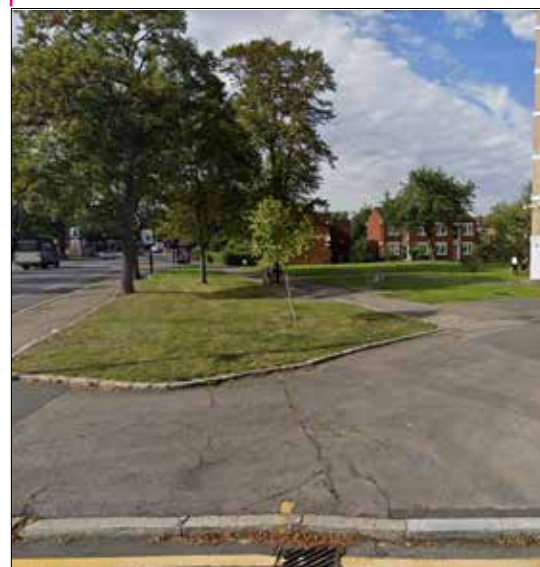
The key constraints and opportunities for the site are:

Constraints:

- Triangular site confined by existing garages on one side and existing houses on another side;
- Existing level change across the site (needs to be accommodated in the proposals)

Opportunities:

- Open frontage to Trinity Road/ Bounds Green Road;
- Close to linear green space to the south - opportunities for landscape connection to this area;
- Potential to connect this space with the wider area.



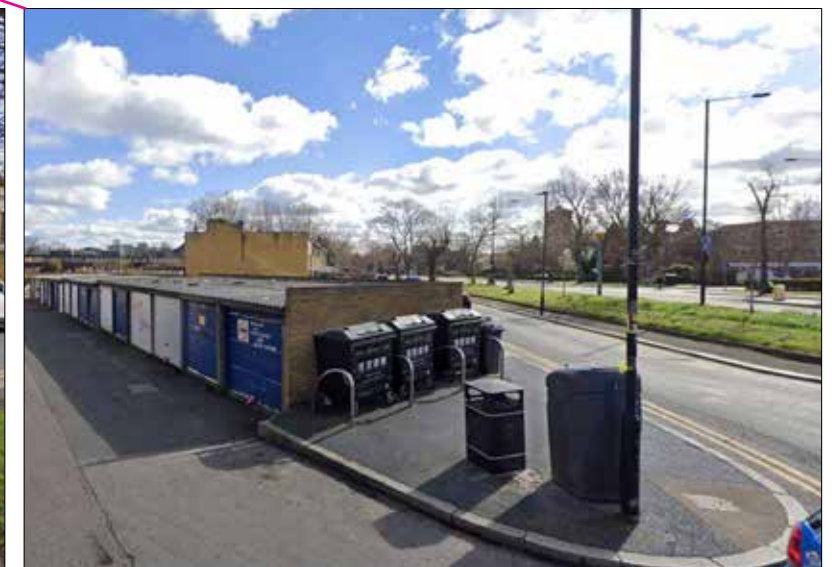
Area next to Finsbury House



Along Trinity Road



Corner of Trinity Road and Partridge Way



Eastern edge of the site



4.3 Triangular Green Space

Key points:

1. Currently mown grass space bisected with two pathways and a circular seating area centrally located;
2. A few existing trees, which are generally small in size. Some appear damaged or have dieback in the crown (refer to arboricultural report);
3. Most extensive planting is located around the seating area; primarily evergreen shrubs and some trees.

The key constraints and opportunities for the site are:

Constraints:

- Open space already used by existing residents; existing pathways will need to be incorporated/ improved;
- Existing trees - RPAs for the trees need to be considered in any proposals

Opportunities:

- Potential to diversify the landscape, with wildflower meadow areas, shrub and groundcover planting and additional tree planting to enhance the existing trees;
- Potential to incorporate other recreational facilities as there are extensive areas of grass;
- Natural surveillance of any new facilities from the surrounding residential units.



Triangular open space

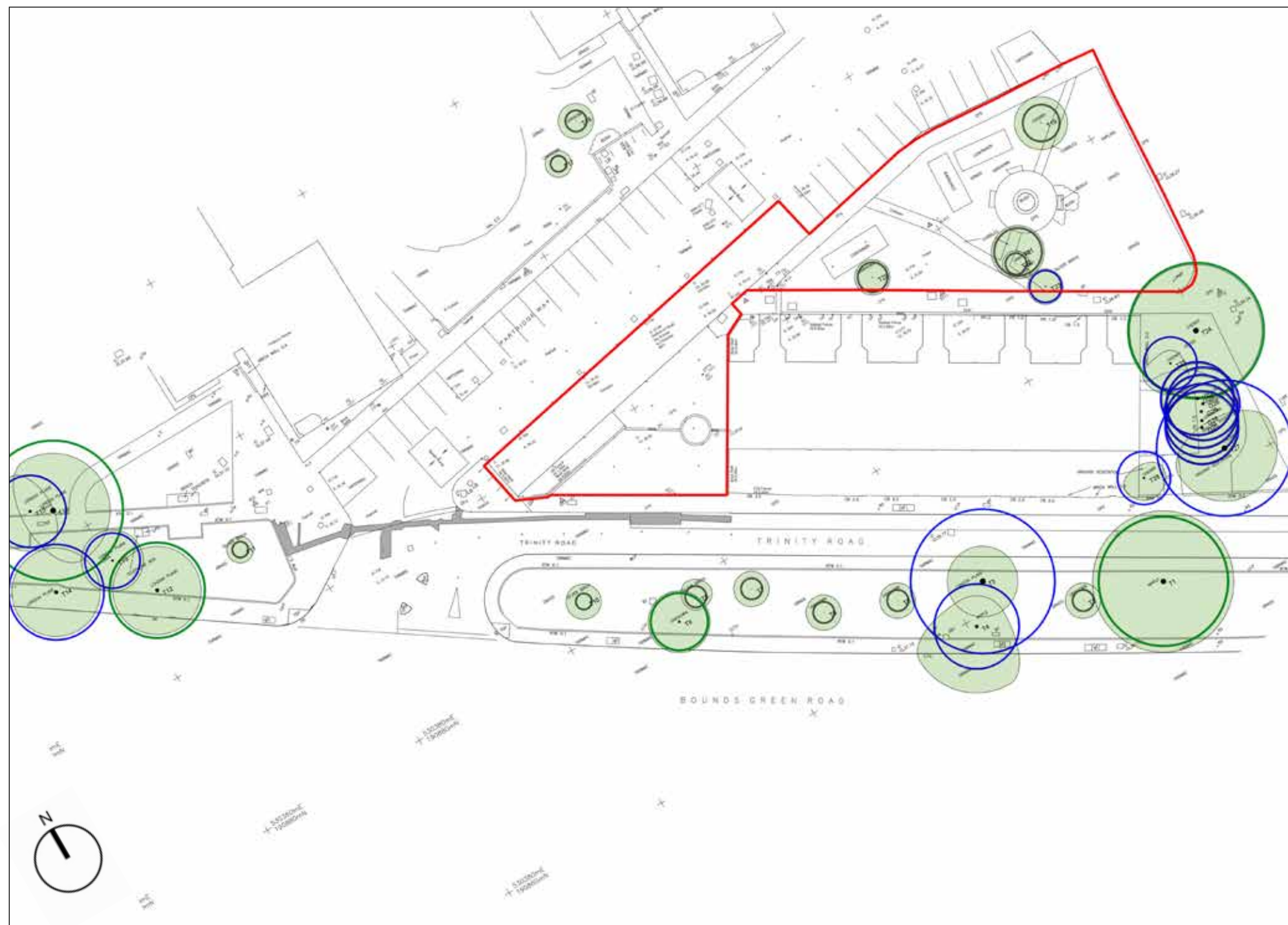


Oblique aerial view



Proximity to parking in Trinity Road

4.0 Existing Site



4.4 Existing Trees

An arboricultural survey was carried out by Trevor Heaps Arboricultural Consultancy Limited. A report has been prepared (Ref: TH 2674; dated 3rd February 2021).

The plan outlines the existing trees assessed in both the Application Boundary and the wider area, where landscape proposals including additional tree planting are proposed.

The existing site contains 5 trees, all located within the triangular space to the east of the site. There are a further 4 trees/ 1 tree group between Trinity Road and the triangular open space; 10 trees along the green verge between Bounds Green Road and Trinity Road; and 6 trees close to Finsbury House, to the west of the site adjacent to Bounds Green Road.

None of the existing trees are being removed as part of the proposals, although some trees may require tree work, which will be discussed and agreed with LB Haringey tree officer at the next stage.

-  Tree Canopy Extents
-  Root Protection Area of Category A Tree
-  Root Protection Area of Category B Tree
-  Root Protection Area of Category C Tree
-  Site Boundary

5.0 Landscape Proposals

5.1 Overall Landscape Plan

Key proposals:

1. Proposals to the base of the new building to reinforce the quality of the building and improve the setting (refer to following page);

2. Creation of a new play space within the existing triangular open space, with associated tree, shrub and groundcover planting;

3. A new bin store adjacent to Finsbury House; to have visually permeable walls and a green roof with surrounding tree and shrub planting;

4. Additional tree planting along the verge to Bounds Green Road, to complement the existing trees;

5. Incorporation of two communal cycle storage hangers (positions to be confirmed).



5.0 Landscape Proposals

5.2 Ground Floor Plan to proposed building

Key proposals:

1. A consistent treatment to the footpaths around the new building;
2. Raised planters along the Trinity Road frontage with Mediterranean and drought-tolerant grasses; Dutch brick paving to the main building entrance;
3. Vertical freestanding planting to the boundary with No.2 Trinity Road. The species to be a combination of ornamental ivy (e.g. *Hedera helix* 'Ivalace' and *Hedera helix* 'Green Ripple') and *Pyracantha* (evergreen; thorns; berries in Autumn).



Planters to Trinity Road frontage (image: Unit 1 architects)



Ivy on mesh framework



Pyracantha - berries



5.0 Landscape Proposals

5.3 New Play Space

Key proposals:

1. Provision of a new play space for 0-11 year olds, with a range of both natural play elements (play boulders, stepping logs, branches for climbing) together with appropriate play equipment, set within a grassed area and enclosed with a low (1050mm height) fence with self-closing gates;
2. Incorporation of a seating area for parents/ carers;
3. Retention of a footpath through the space, with permeable resin-bound gravel surfacing;
4. Additional tree planting where appropriate, and the retention of existing trees within the overall design;
5. New flower-rich perennials with shrub and groundcover planting to add structure to the space and define different character areas;
6. Diversifying the grassed areas to incorporate wildflower meadows for biodiversity.



5.0 Landscape Proposals

5.4 Landscape Precedents



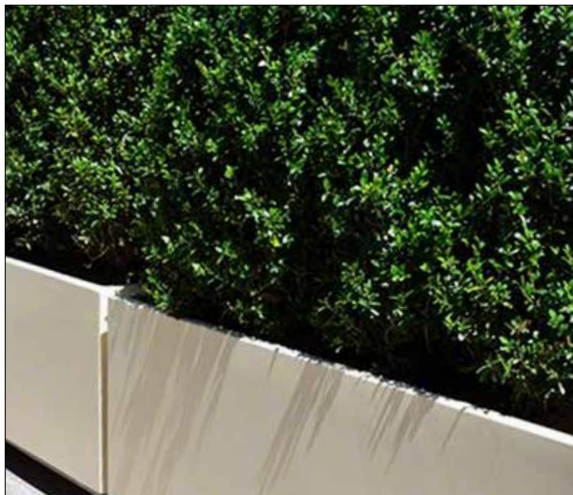
Natural play opportunities - for younger children



Bin store with green roof and invertebrate habitat



Small tree and perennials



Raised planters to Trinity Road frontage



Wildflower meadow to triangular space



Bug hotel



Cherry blossom in spring

5.0 Landscape Proposals

5.5 Play Space Strategy

Planning Policy SP13: Open Space and Biodiversity states:

New development shall provide opportunities for Children’s Play Space by:

- Protecting and enhancing existing play spaces;
- Making provision for children’s informal or formal play space in addition to amenity space provision as set out above;
- Provide children’s informal or formal play space to meet minimum of 3m² as set out in the Council’s Open Space Standards SPD and an aspirational target of 10m² as set out in the Mayor’s SPG Providing for Children’s and Young People’s Play and Informal recreation;
- Ensuring easy access to a range of quality and safe play opportunities for all children and within a practical journey from their home without the need to use public or private transport;
- Provide play spaces that are attractive, welcoming and engaging for all children and young people, children of both gender, disabled children and children from minority groups in the community.

We have produced a child yield for the proposed development, based on the mix and tenure of units. Using the latest GLA Population Yield Calculator, we find that there is a requirement of 114.4m² based on 11.4 children with 10m² per child. This is for all age groups; however, it would be expected that older children (12-15) and young adults would use surrounding play and sports facilities targeted at these age groups. Please refer to page 4 for an assessment of these facilities and travel distance to them.

For Ages 0-4 and 5-11 there is a requirement of 97m², based on a child yield of 9.7 children. Given that the site is restrictive in terms of available area to provide facilities, we are proposing to provide suitable play equipment and natural play elements (play boulders, logs and possibly a mound) within the adjacent triangular Communal Space to the east (refer to 5.4 New Play Space). This provides a centrally-located ‘door step’-type space with a travel distance of approximately 50 metres from the dwellings, and is a facility that surrounding children can also use.

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units				
Social Units	14	9		

Total Units	23
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Geographic Aggregation	London
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PTAL	PTAL 3-4
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Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	0.0	5.8	5.8
Ages 5, 6, 7, 8, 9, 10 & 11	0.0	3.9	3.9
Ages 12, 13, 14 & 15	0.0	1.1	1.1
Ages 16 & 17	0.0	0.6	0.6
18-64	0.0	32.5	32.5
65+	0.0	0.8	0.8
Total Yield	0.0	44.8	44.8

Play Space Calculator

Total Children	11.4
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	Benchmark (m²)	Total play space (m²)
Play space requirement	10	114.4

5.0 Landscape Proposals

5.6 Hard Materials Strategy

The approach is to have the footpath and rear space to the building as impermeable block surfacing.

The entrance to the building along Trinity Road is to have Dutch bricks, to highlight and emphasise the entrance point.

The new footpaths and seating/entrance circles to the play area are to have permeable resin bound gravel with timber edging.

The two disabled bays are to have permeable block paving.

This approach is in line with the proposed SuDS strategy as outlined in the Flood Risk Assessment document prepared by Ellis + Moore Consulting Engineers (Ref: ENM-REP-CIV-001, dated 18th May 2021).

- Public Footpath
Pre-cast blocks - Colour 1
- Rear Space
Pre-cast blocks - Colour 2
- Building Entrance
Dutch bricks
- Triangular Space - Footpaths
Permeable Resin bound gravel
- Disabled Bays
Permeable blocks/ Type 3 sub-base



Building Entrance
Dutch bricks



Public footpath to Trinity Road/ Partridge Way
Permeable flags



Disabled Bays
Permeable blocks



Triangular Space - Footpaths
Resin bound gravel

5.0 Landscape Proposals

5.7 Urban Greening Factor

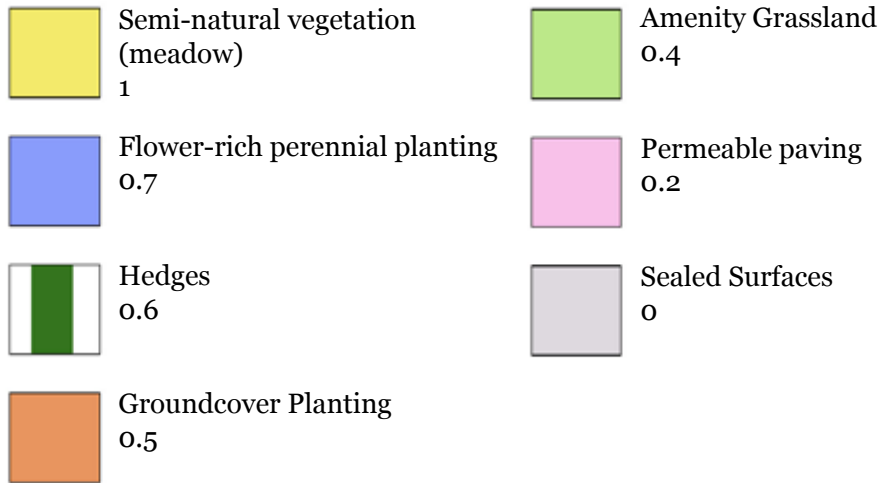
We have assessed the Urban Greening Factor (UGF) based on the surface cover types and areas within the application boundary.

Based on these surface types, we have assessed that the UGF is 0.456, which is above the requirement for residential development of 0.4 (refer to London Plan, policy G5).

Outlined below are the areas for each type of landscape, together with the factor applied (based on the table below from the London Plan) and the resultant areas.



Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	291	291	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8		0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7		0	
Flower-rich perennial planting.	0.7	107.08	74.956	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	4.45	2.67	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	172.75	103.65	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5	94.26	47.13	
Amenity grassland (species-poor, regularly mown lawn).	0.4	120.16	48.064	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	124.7	12.47	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	110	0	
Total contribution			579.94	
Total site area (m²)			1273	
Urban Greening Factor			0.45569521	



5.0 Landscape Proposals

5.8 Proposed Tree Planting

The proposed development does not remove any existing trees (refer to page 7 for information on existing trees).

We are proposing to incorporate additional tree planting to surrounding open space areas, including the triangular open space to the east, the verge along Bounds Green Road to the south, and the area close to the proposed bin store adjacent to Finsbury House.

The number of proposed trees indicated is 24, divided as follows:

- Within the development site - 9;
- Bounds Green Road verge - 9;
- Close to Finsbury House - 6.

The final choice of species will be agreed with LB Haringey tree officer.

This is in line with planning policy SP13: Open Space and Biodiversity, which states that there should be:

- Protection, management and maintenance of existing trees and the planting of new trees where appropriate.



Wild Cherry - *Prunus avium*



Small-leaved Lime - *Tilia cordata*



Sorbus aucuparia 'Joseph Rock'



Sweet Gum - *Liquidambar styraciflua*



West Himalayan Birch - *Betula utilis*



Mountain Ash - *Sorbus aucuparia*



Hornbeam - *Carpinus betulus* 'Lucas'



Prunus 'Amanogawa'



Acer x freemanii 'Autumn Blaze'

5.0 Landscape Proposals

5.9 Planting Ideas

Planting to new building (including planting to raised planters)



Viburnum davidii



Rosmarinus officinalis



Guelder Rose - *Viburnum opulus*



Stipa tenuissima



Pyracantha 'Saphyr Yellow'



Clematis armandii - climber

Planting around new bin store to Finsbury House



Cornus sanguinea 'Midwinter Fire'



Cyrtomium fortunei



Liriope muscari



Pinus mugo 'Pumilio'



Sarcococca humilis



Sisyrinchium striatum



Dryopteris wallichiana

5.9 Planting Ideas

Play Space Planting



Cornus sanguinea 'Midwinter Fire'



Nepeta 'Six Hills Giant'



Rosmarinus officinalis



Verbena bonariensis



Lavandula angustifolia 'Hidcote'



Sedum spectabile 'Autumn Joy'



Stipa tenuissima



Lonicera nitida - hedge



Achillea 'Cloth of Gold'



Liriope muscari



Polypodium vulgare



Pennisetum alopecuroides 'Hameln'



Buddleia alternifolia



Hebe 'Mrs Winder'



Polystichum setiferum

5.10 Landscape Management & Maintenance

The principal aims of the Landscape Maintenance text is to secure a co-ordinated and high standard of landscape management for the landscape areas within the site, to ensure the successful integration of the residential development and new play area with the surrounding landscape and to enhance the longer term nature conservation interests in accordance with the design objectives contained in this document. This will include the appropriate maintenance of existing retained, and proposed landscape components.

Objectives

The main objectives of the Landscape Management Plan are as follows:

1. To maintain landscape character: To protect and conserve the existing landscape character, to provide an attractive and robust landscape setting for the building and reinforce local distinctiveness;
2. The sustainable management of existing vegetation: To retain existing trees and other vegetation that are worthy of retention, and to enhance their character, composition and age structure through positive management with consideration to long-term viability and health and safety;
3. To achieve a high standard of maintenance: To take measures to ensure the successful establishment and growth of new structural and incidental planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and/or improved over time as appropriate;
4. To maintain and enhance biodiversity: To protect and enhance the nature conservation interest of both existing and new landscape areas and to ensure the adoption of management practices that enhance the biodiversity value of the site. To fulfil all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including bats and birds;
5. To ensure health and safety: To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property; and
6. To provide a mechanism or monitoring and review: To ensure that management practices are monitored and where necessary reviewed on an annual basis in accordance with changing site circumstances and the views of key stakeholders (Adopting Authority, residents representatives and the LPA).

Landscape Areas and Landscape Components

The landscape areas subject to Landscape Management and Maintenance include the following components:

- Existing trees;
- Existing hedgerows;
- Proposed new tree planting;
- Proposed shrubs and groundcover planting;
- Proposed amenity grass/lawns;
- Proposed wildflower meadow areas;
- Proposed native whip, shrub and buffer planting;
- Street Furniture;
- Structures, walls, railings, fencing and gates; and
- Hard Landscape Areas.

A detailed Management & Maintenance Plan will be prepared as the landscape design is finalised at the next stage, and will be submitted as part of any landscape conditions requested by the LPA.

6.0 Biodiversity

6.1 Current Condition

A Preliminary Ecological Appraisal was carried out by Indigo Surveys in February 2021 (refer to the Preliminary Ecological Appraisal Report, Ref: 21152/E1).

The key findings from the report are:

The site was concluded to be of negligible value to wildlife, as it consisted largely of hardstanding and building, with only a small section of grass in a raised bed. Soft landscaping in the wider area included blocks of mown amenity grass, scattered broadleaved trees, and circular arrangement of trimmed introduced shrubs.

No birds were observed on site, nor any old or in-use birds’ nests, although common species were observed in the wider area.

The garages were not suitable for bat use, and were not identified as a bat roost or hibernation site. None of the trees in the surrounding area contained features such as decay cavities, woodpecker holes, fissures and exfoliating bark, that would be considered suitable for bat roosting and/or hibernation.

The site itself was of no value to foraging bats, as it was very small with little vegetation.

No evidence of Badgers was found, and the site was unsuitable for Otters and Water Voles.

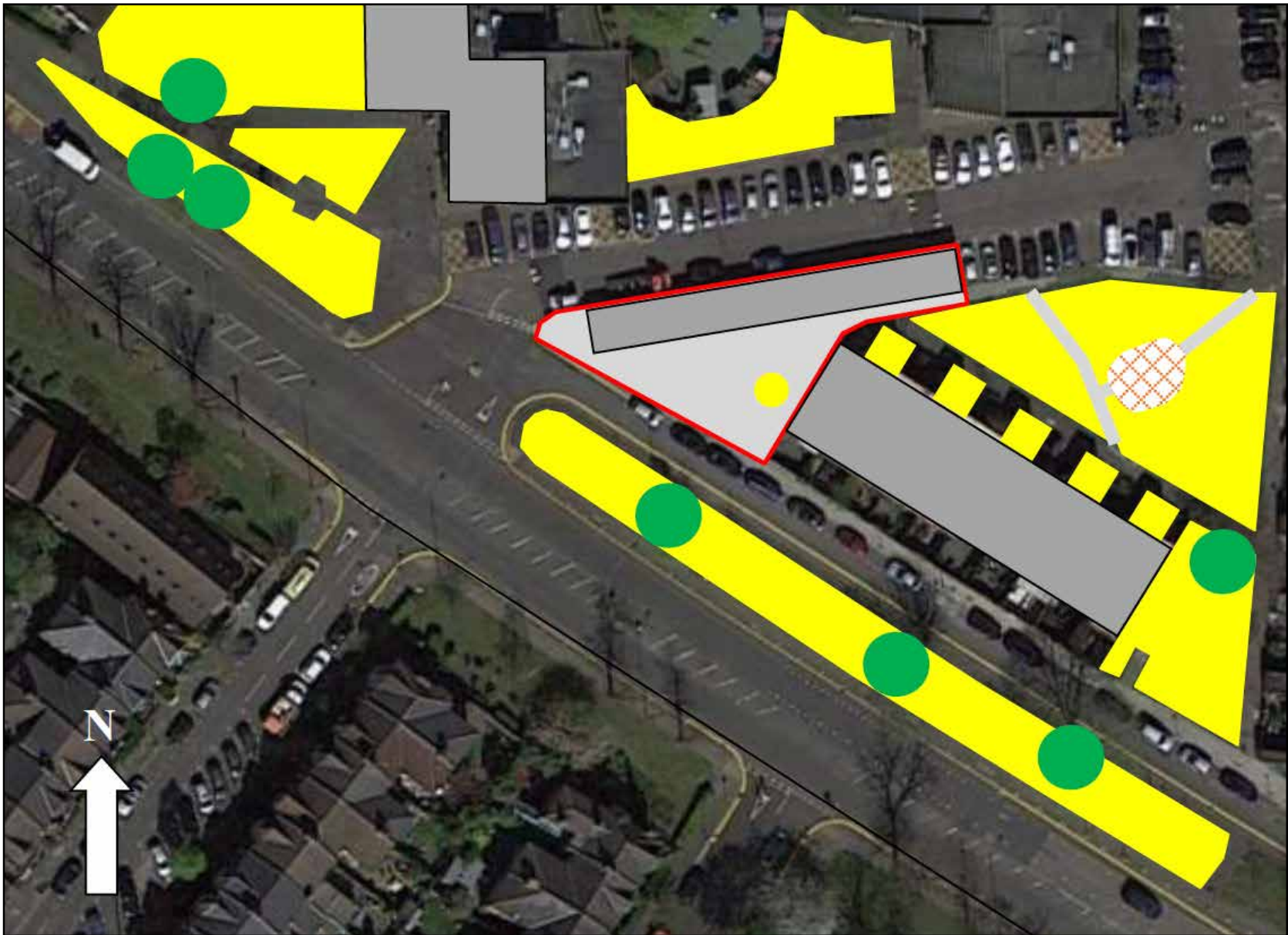
There was no standing water on the site for breeding amphibians, and with very limited foraging opportunities and no suitable refugia or hibernacula, the land was considered unsuitable for them.

The site was also considered to be unsuitable for reptiles for the same reason, and they are considered to be absent.

It was concluded that there was low potential for significant invertebrate assemblages, in particular those species listed as a priority in the UK Biodiversity Action Plan and/or Local Biodiversity Action Plan.

If any tree or shrub removal or works which may affect a nest cannot be timed appropriately to avoid the bird nesting period (considered to be March to August inclusive), then further surveys for nesting birds will be required.

No other surveys were considered necessary.



Legend			
	Survey boundary		Amenity grass
	Introduced shrubs		Building
	Scattered trees		Hardstanding

6.0 Biodiversity

6.2 Ecological Enhancements

The key enhancements are:

1. Inclusion of a range of native trees, shrubs, groundcovers and climbers, many as sources of nectar for butterflies and other insects - the final species list will incorporate species from the RHS guidance on Plants for Pollinators;
2. Inclusion of fruit and berry-bearing trees and shrubs as a food source for wildlife;
3. Provision of an extensive green roof to the new Finsbury House bin store, including wildflower plug plants, providing habitat;
4. Incorporation of bird and bat boxes across the site (integrated on existing and proposed trees within the site);
5. Inclusion of bug hotels, mason bee and lacewing boxes as habitat for insects.

This is in line with planning policy SP13: Open Space And Biodiversity, which states that development shall protect and improve sites of biodiversity and nature conservation through its:

- Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
- Protection, management and maintenance of existing trees and the planting of new trees where appropriate.



Bug hotel



Nectar plants for butterflies and moths



Bird Boxes - to existing trees



Bat Box - to existing trees



Lacewing Box



Green roof to bin store

 **Insect 'Hotel' / Lacewing box**
- to green roof

 **Bird boxes** - fixed on to existing trees

 **Bat boxes** - fixed on to existing trees

 **Extensive green roof**

 **Wildflower meadows**

7.0 Conclusion

We believe that we have considered and conformed with the relevant planning policies, guidelines and standards and have designed a landscape that appropriately responds to the proposed building as well as providing additional wider environmental improvements (a new play area and planting scheme, new bin store and planting to Finsbury House and additional tree planting along Bounds Green Road).

ME Landscape Studio are committed to helping deliver a high-quality landscape that provides a suitable external design for the future residents as well as an improved environment for existing residents.