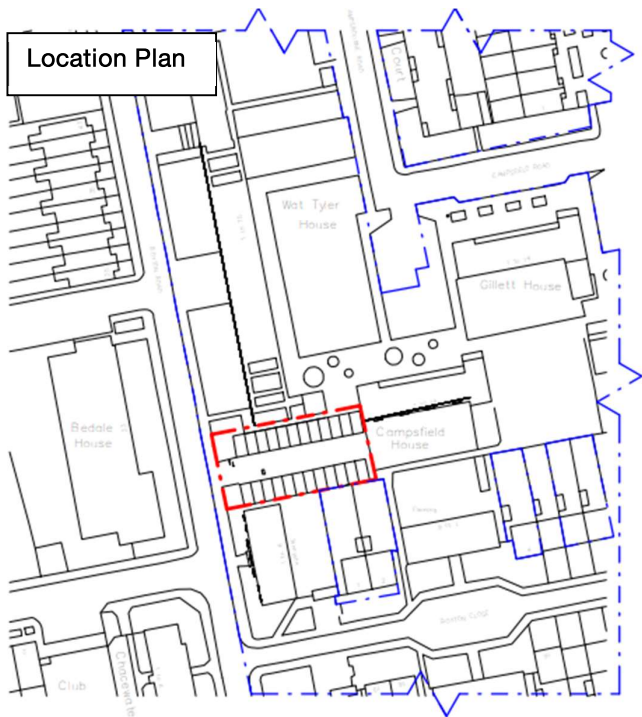
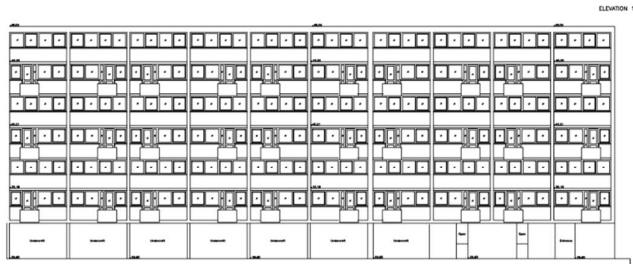


Appendix 3: Plans & Images



1 Location Plan
1 : 1250

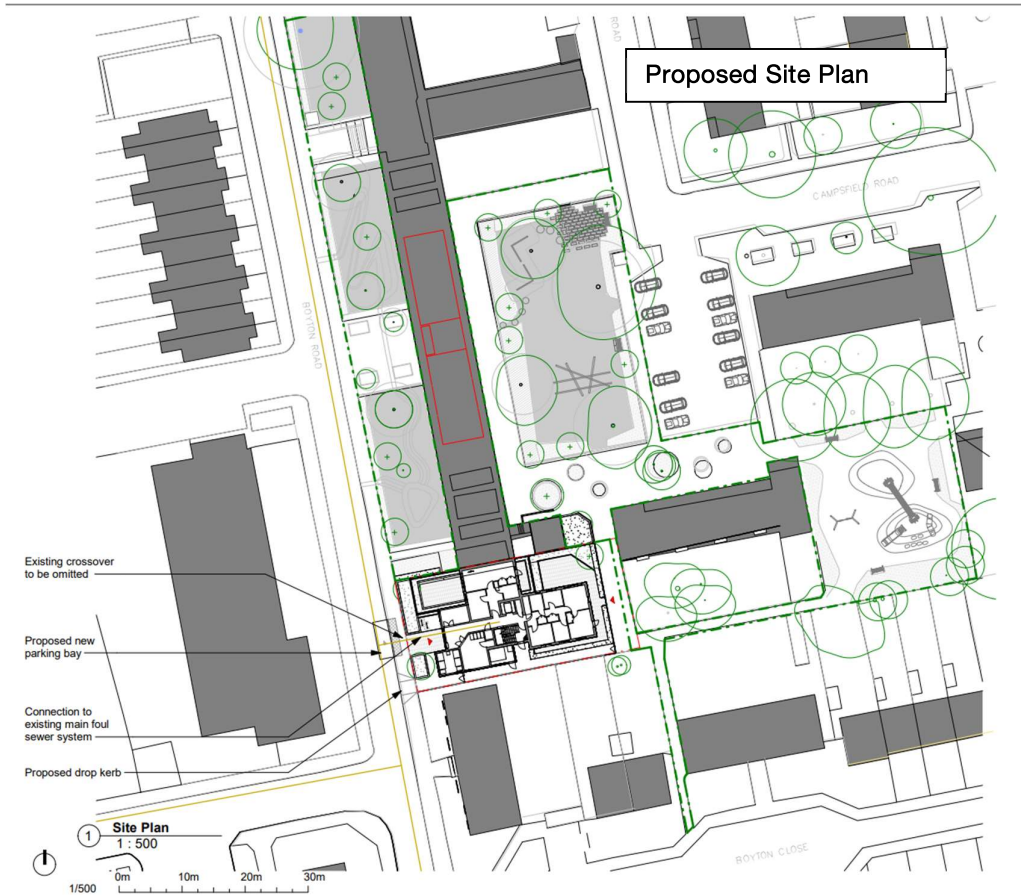


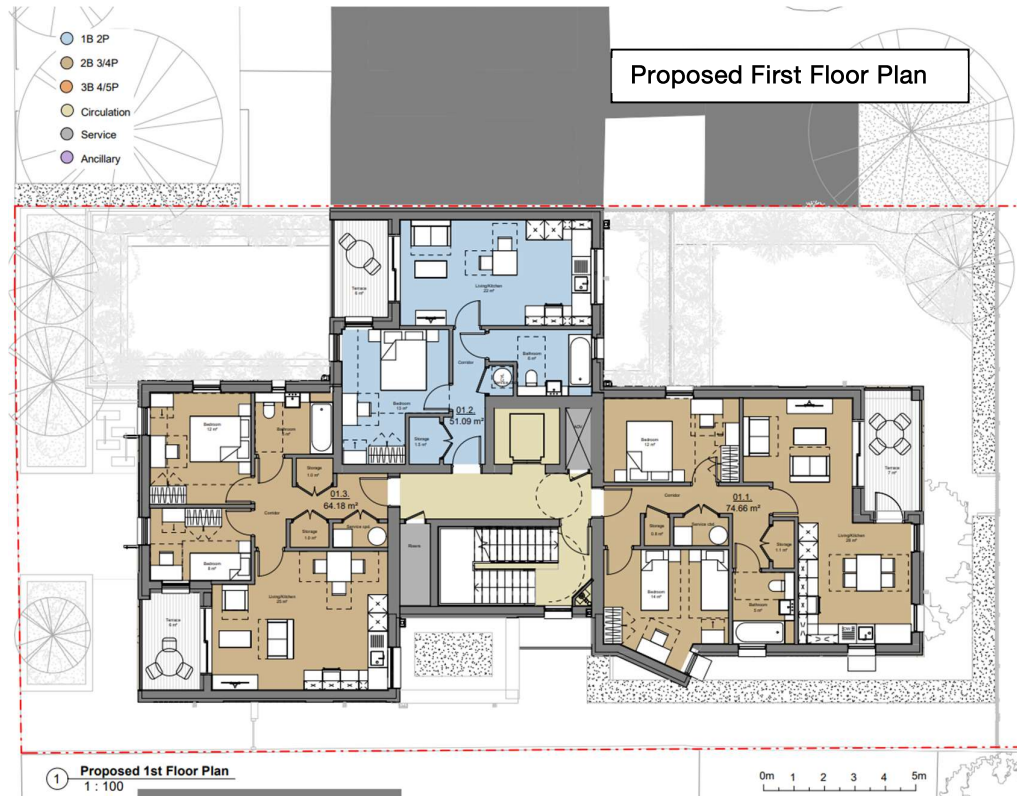
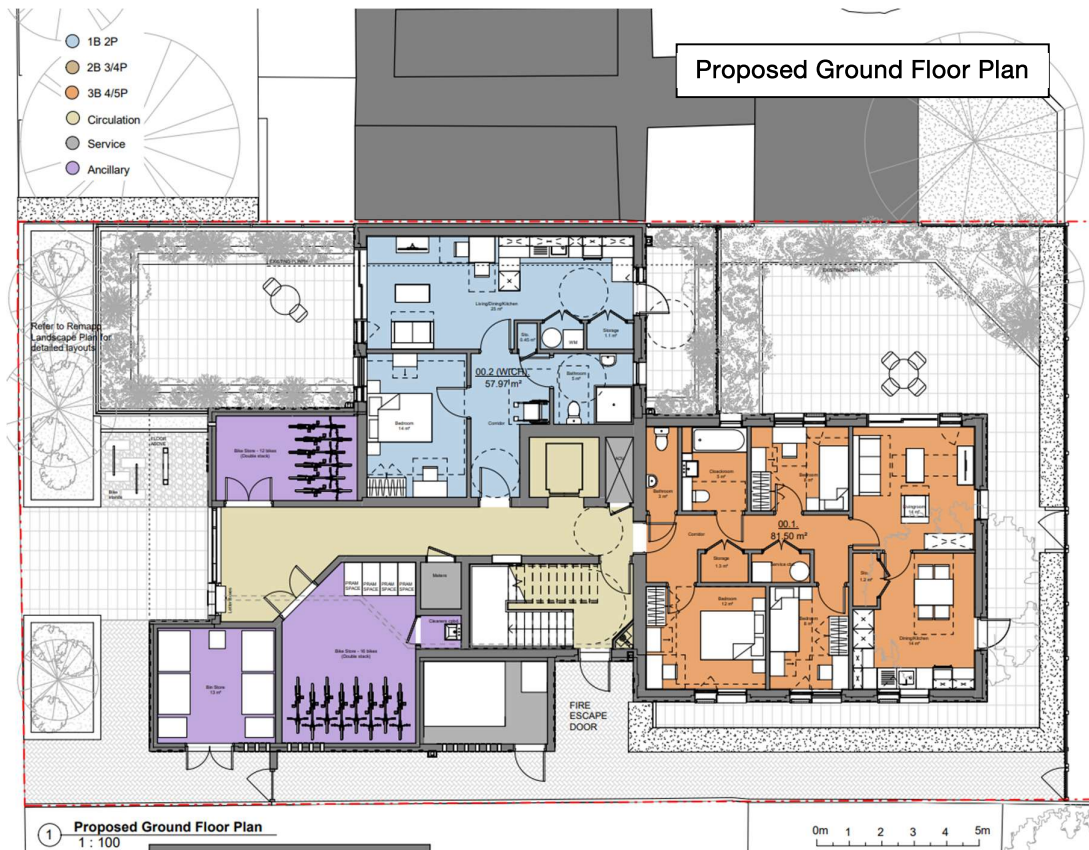


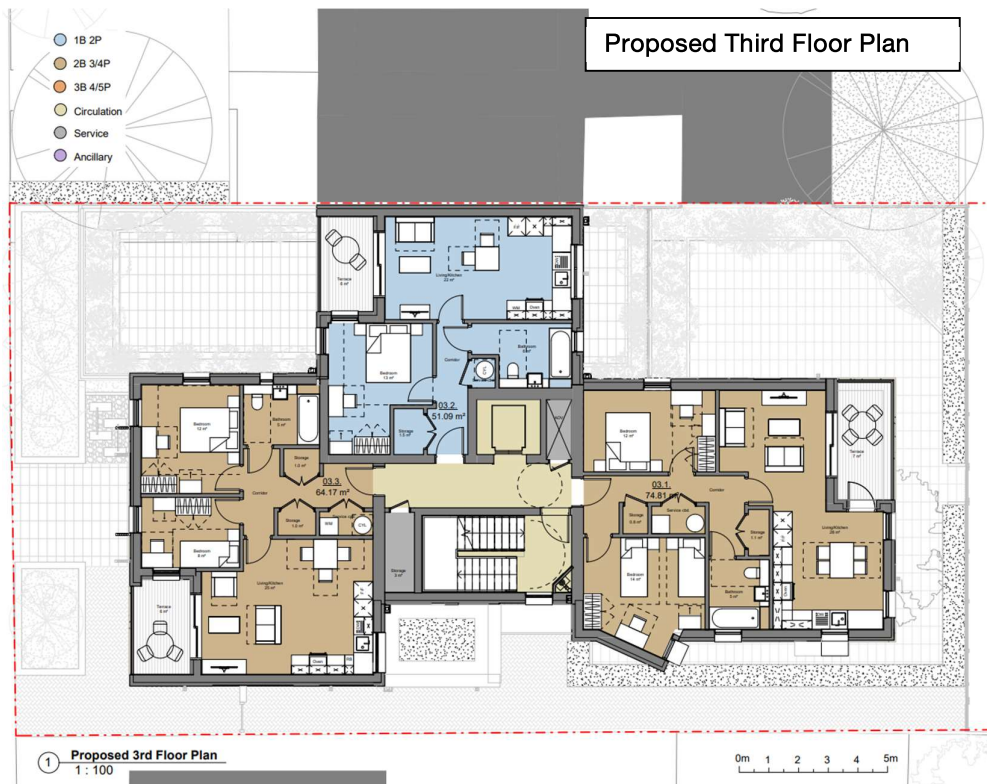
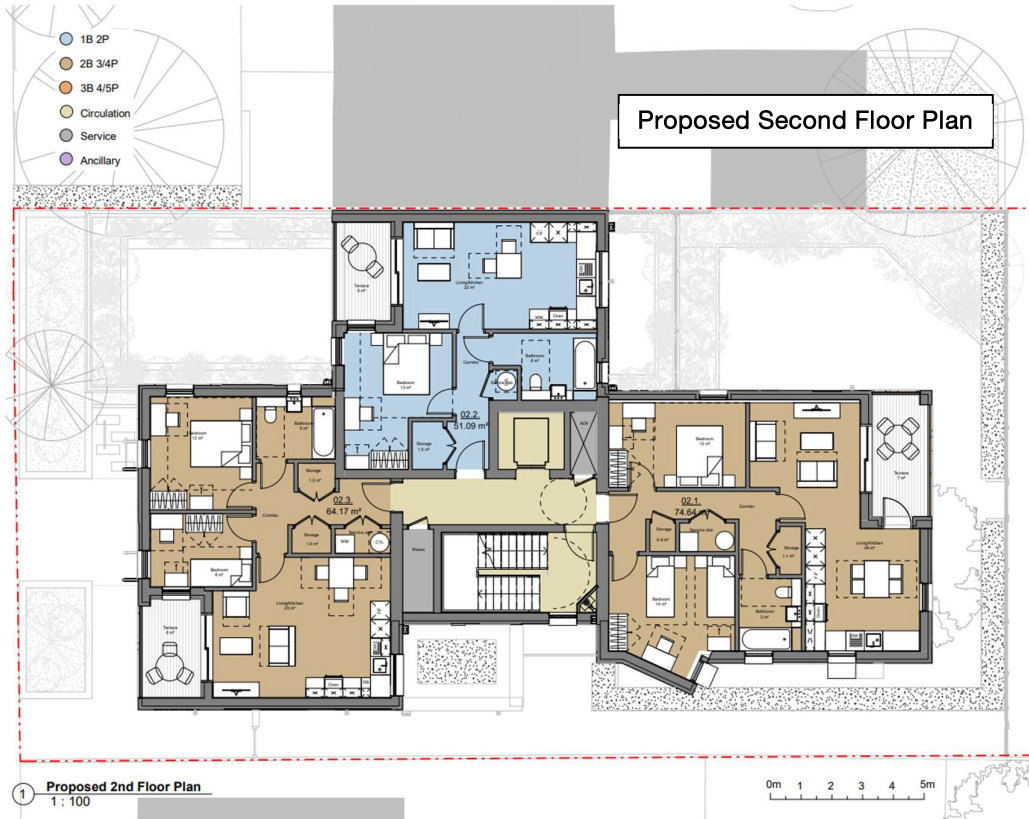
Existing Street Elevation

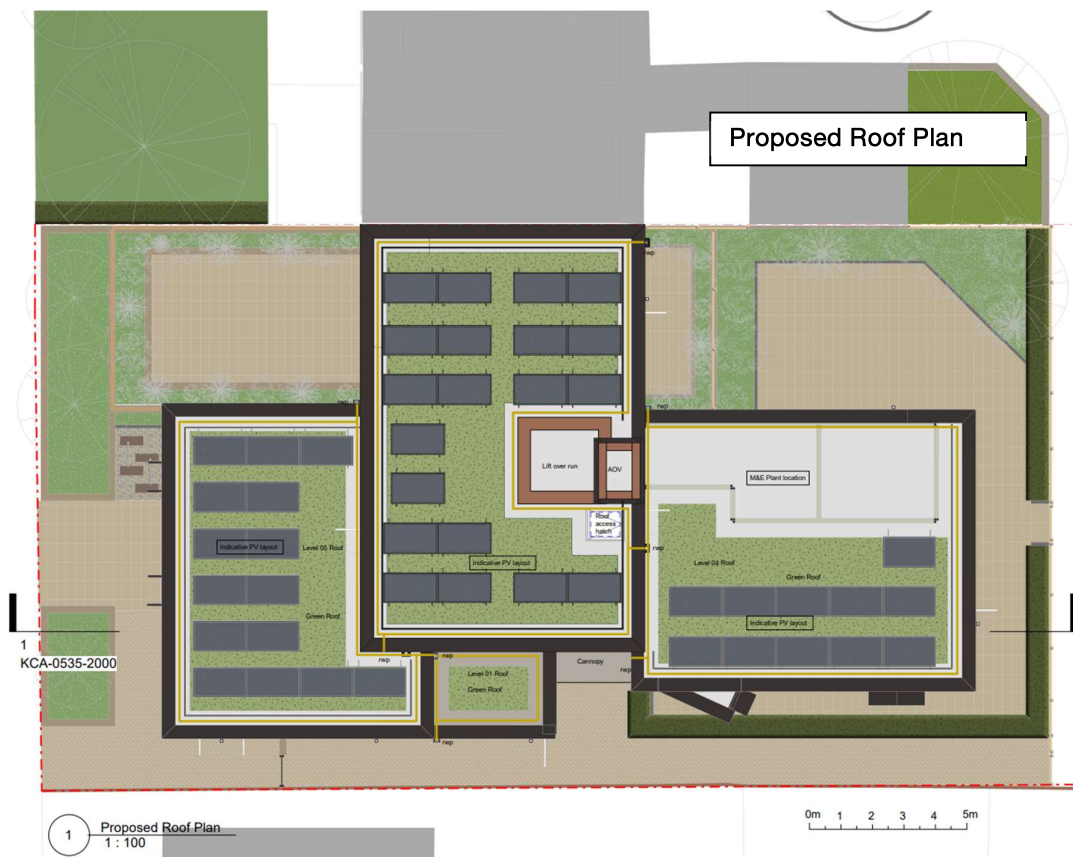
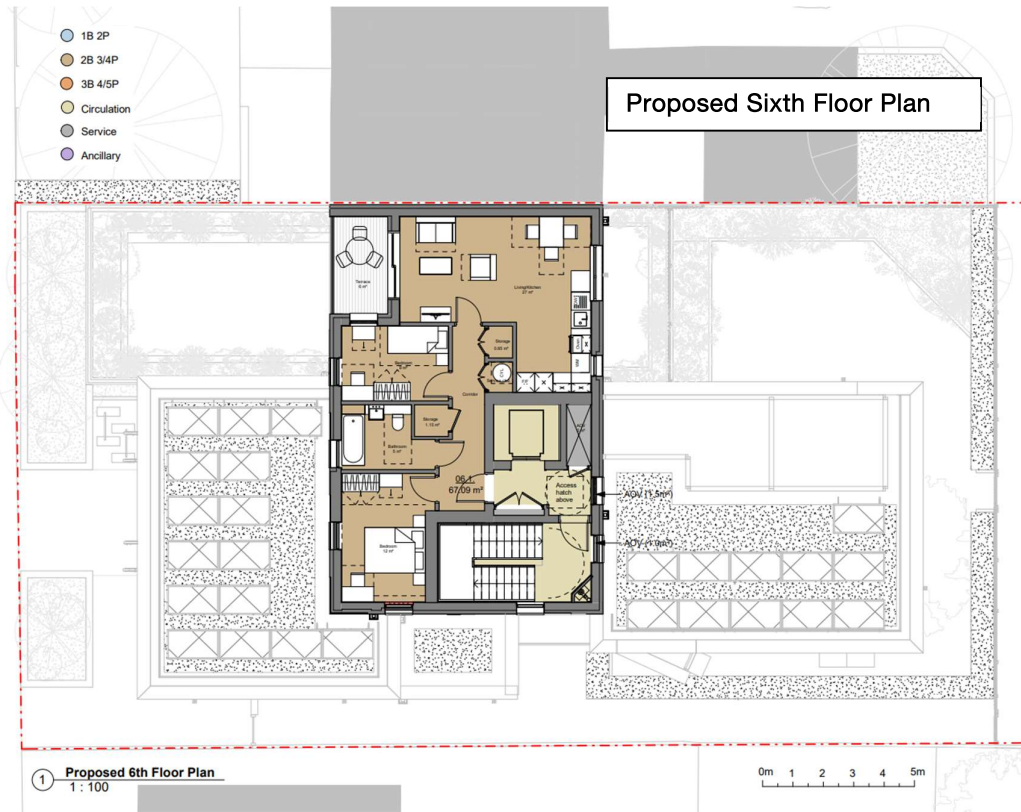


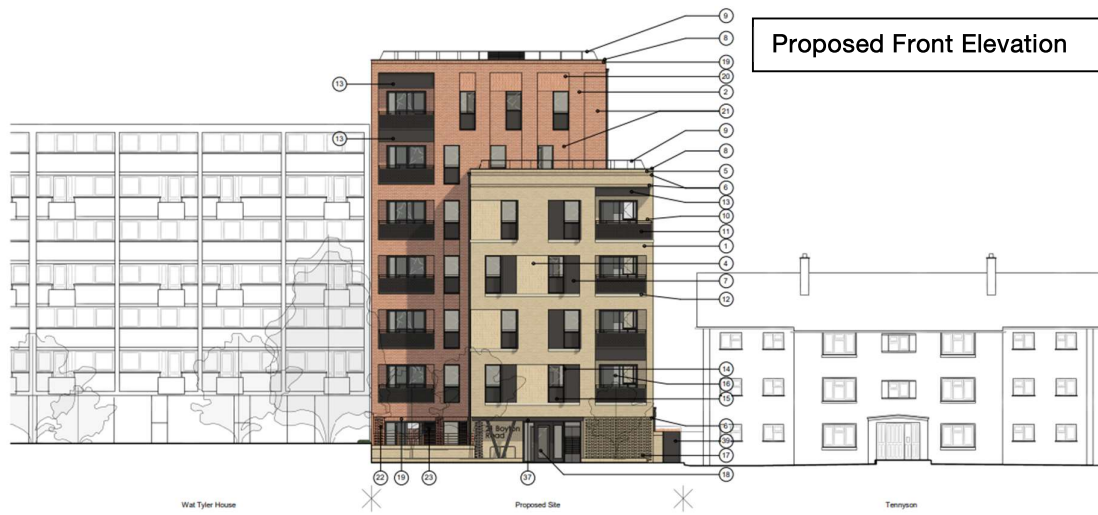
1 Existing Elevation 1

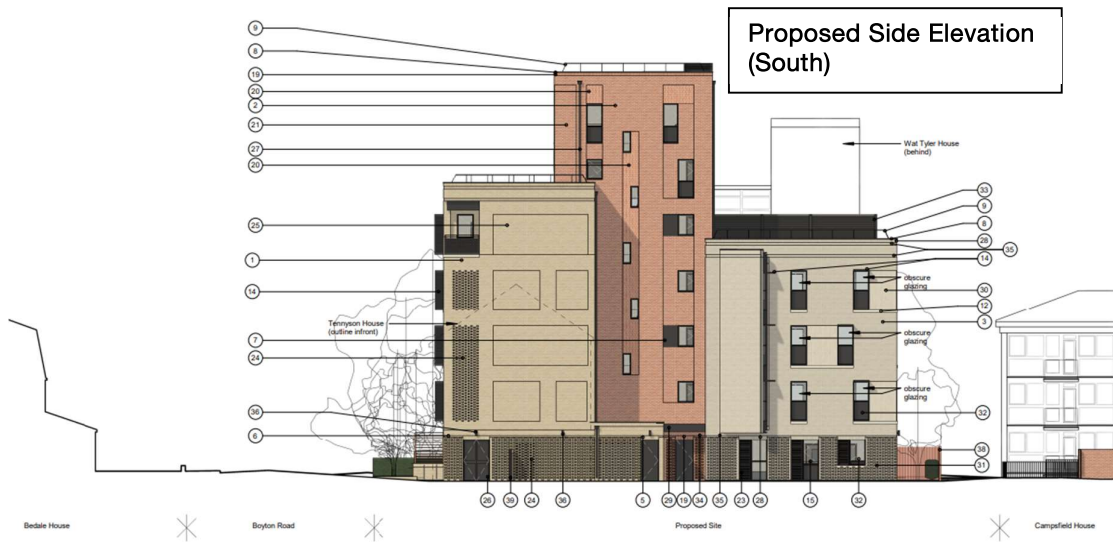




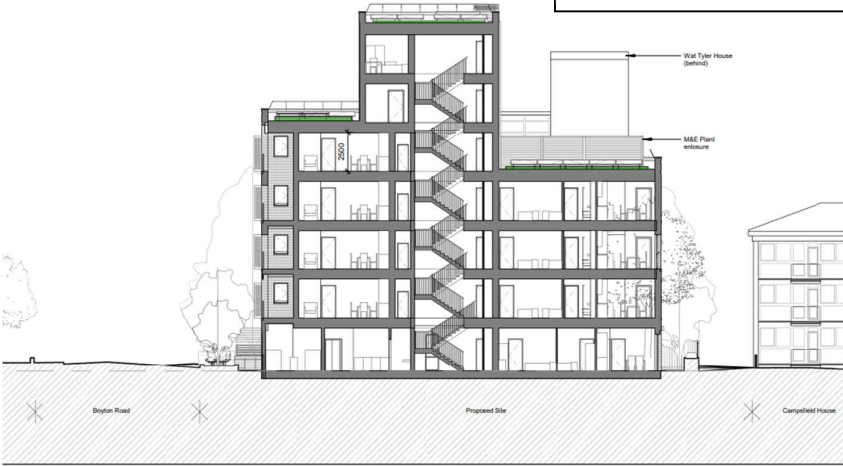






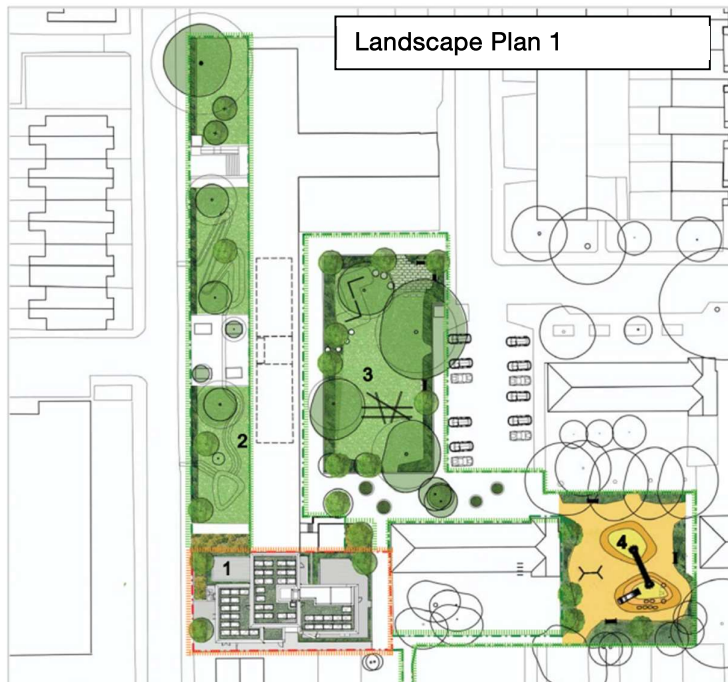


Proposed Section AA



Proposed Section BB





Key to Areas:

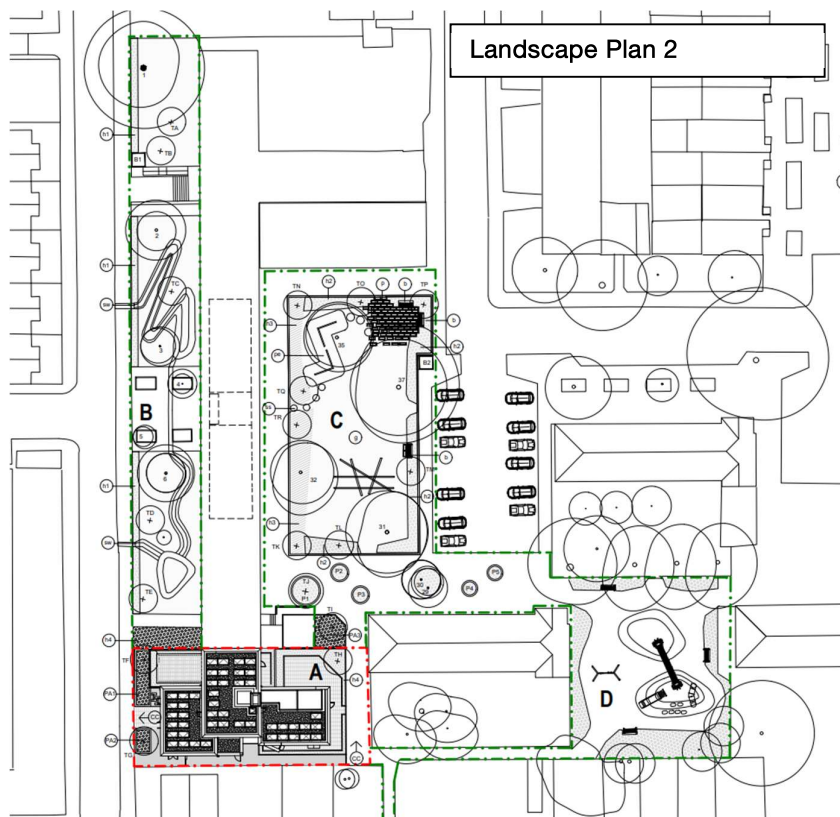
- 1 The Proposed Building Development**
 - Enhanced biodiversity, with proposed tree and shrub planting, and defensive evergreen hedge to secure boundaries to proposed private gardens
 - Proposed CCTV/ Secured by Design strategy: refer to KCA DAS
 - Proposed Bird and Bat Boxes: refer to Ecology Report
 - Proposed SuDs: refer to Eight Associates Report
 - Proposed green roofs: refer to KCA drawings and DAS
 - 2 The Existing Frontage Area to Wat Tyler**

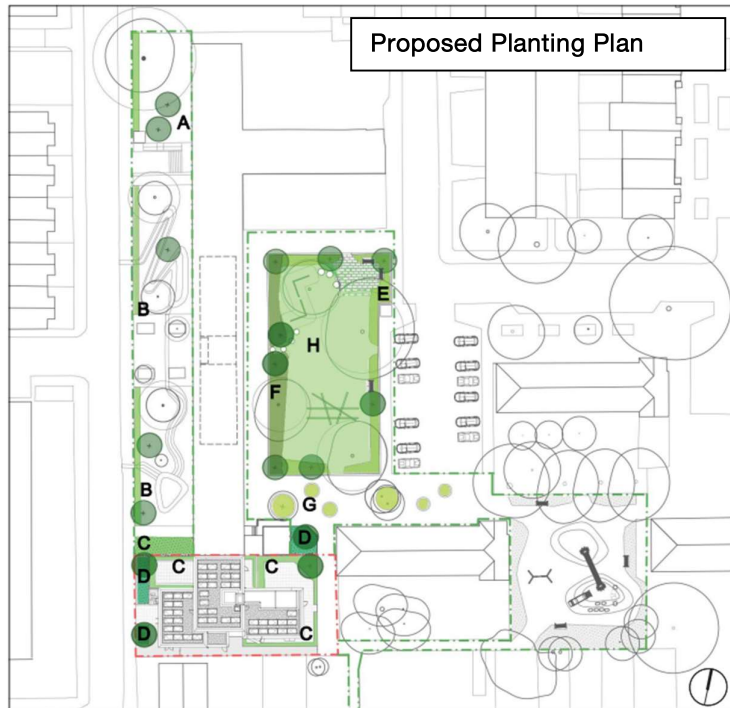
Proposed enhancements:

 - Existing implemented SuDs scheme retained + restored
 - New trees to enhance biodiversity
 - Existing boundary fence retained with new biodiverse boundary hedge
 - Dense evergreen shrub planting proposed to boundary with new lower private garden area
 - 3 The Existing Communal Garden**

Proposed enhancements:

 - Retain and enhance the green character and biodiversity with new tree and boundary shrub planting for more seasonal colour, fragrance and structure - including the existing circular planters
 - NB: existing west boundary planting retained and enhanced
 - New evergreen shrub planting to also enclose and separate the communal garden from the adjacent car parking, whilst maintaining clear sightlines
 - Reinstate grass area with a robust drought tolerant new turf, and maximise available area for flexible functions, like kick about and BBQs
 - Replace timber balancing beams and stepping logs
 - Retain/ repair existing timber climbing structure - widely used by all ages
 - Provide 3 no. benches, with a small area of paving to north entrance which would also provide level access at ground level for prams & wheelchairs
 - 4 The Existing Play Area**
 - Proposed play area improvements to be delivered with the Assets Team in consultation with local residents
- NB: Refer also to the Planting & Tree Strategies**
 3 no. existing trees proposed for removal, as agreed with LBH Tree Officer
 18 no. New Trees Proposed (refer to page 12)





The proposed tree and planting strategy proposes new species to enhance biodiversity, and provide seasonal and enriched character for both the communal and private gardens.

Key:

- A Proposed New Trees**
18 new trees are proposed - refer to Tree Strategy
- B Proposed Boundary Hedge to Wat Tyler frontage**
A new clipped 1.2m high boundary hedge proposed - with mix of deciduous and evergreen, native species, flowering and fruiting to also provide plants for pollinators and wildlife habitat.
- C Proposed Boundary Shrubs**
The fenced boundaries to the private gardens of the new development are proposed to be planted with defensive evergreen shrubs. To be clipped to 1.2m height to integrate with proposed boundary hedge B.
- D Proposed Planting Areas**
New planting with 15mm raised paved edge to existing and proposed paved areas, including the front entrance space to the new building development - mixed evergreen drought tolerant shrubs, with multi stem trees.
- E Proposed Boundary Hedge**
New shrub mixes create enclosure from the adjacent car park, providing also seasonal flowering colour and fragrance
- F Proposed Boundary Shrubs**
The existing evergreen shrub planting to be retained and thickened up with new and appropriate species mixes.
- G Proposed Planting To Raised Planters**
New planting mixes proposed to enliven the raised planters with low growing fragrant shade tolerant flowering shrubs
- H Proposed Replacement Turf**
A new robust and drought tolerant grass turf mix proposed, to replace the degraded existing grass. The existing soil would be decompacted, and any existing turf in a viable condition aerated, scarified and fertilised.

Proposed Tree Planting

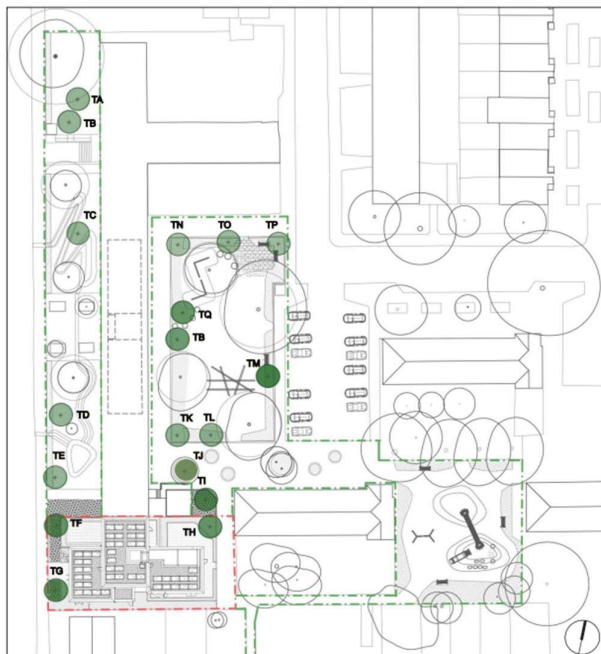
The tree strategy includes the proposal to plant 18 new trees, both native and non native, with seasonal variations from fragrant spring blossom to autumn colour.

Key to Species, Types and Sizes:

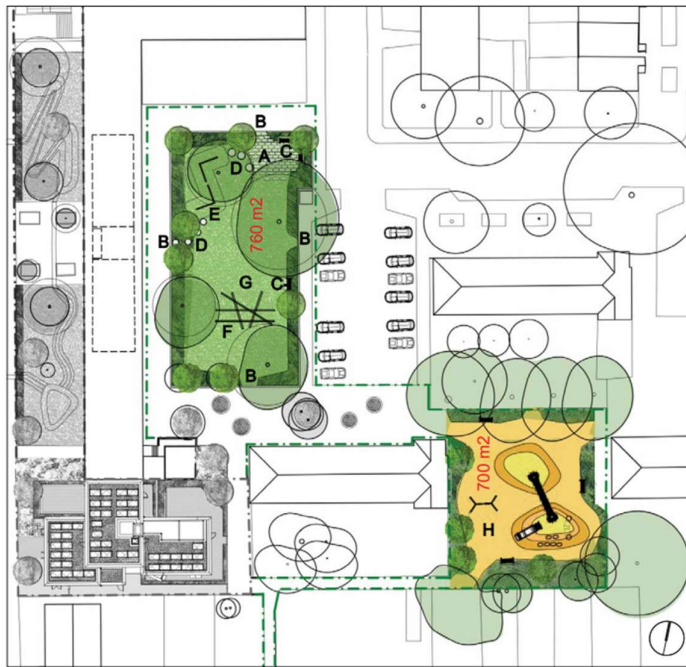
TA	Prunus padus	14-16 cms girth
TB	Sorbus aucuparia	14-16 cms girth
TC	Sorbus aria lutescens	14-16 cms girth
TD	Prunus avium	14-16 cms girth
TE	Liquidamber styraciflua	14-16 cms girth
TF	Cercis siliquastrum	multistem: 5 stems, 2m
TG	Cercis siliquastrum	multistem: 5 stems, 2m
TH	Prunus avium	multistem: 5 stems, 2m
TI	Malus sylvestris	multistem: 5 stems, 2m
TJ	Cornus florida	multistem: 5 stems, 2m
TK	Cornus kousa	multistem: 5 stems, 2m
TL	Cercidiphyllum japonicum	14-16 cms girth
TM	Magnolia x soulangeana	multistem: 5 stems, 2m
TN	Nyssa sylvatica	14-16 cms girth
TO	Arbutus unedo	14-16 cms girth
TP	Acacia dealbata	multistem: 5 stems, 2m
TQ	Acer campestre	14-16 cms girth
TR	Crataegus monogyna	14-16 cms girth

NB: Please also refer to the following information by Arbrech:

- Arboricultural Survey and Tree Protection Measures, 2022
- Arboricultural Impact Assessment, October 2022
- Arboricultural Method Statement, October 2022
- Tree Protection Plan, October 2022



Proposed Play Space Enhancements



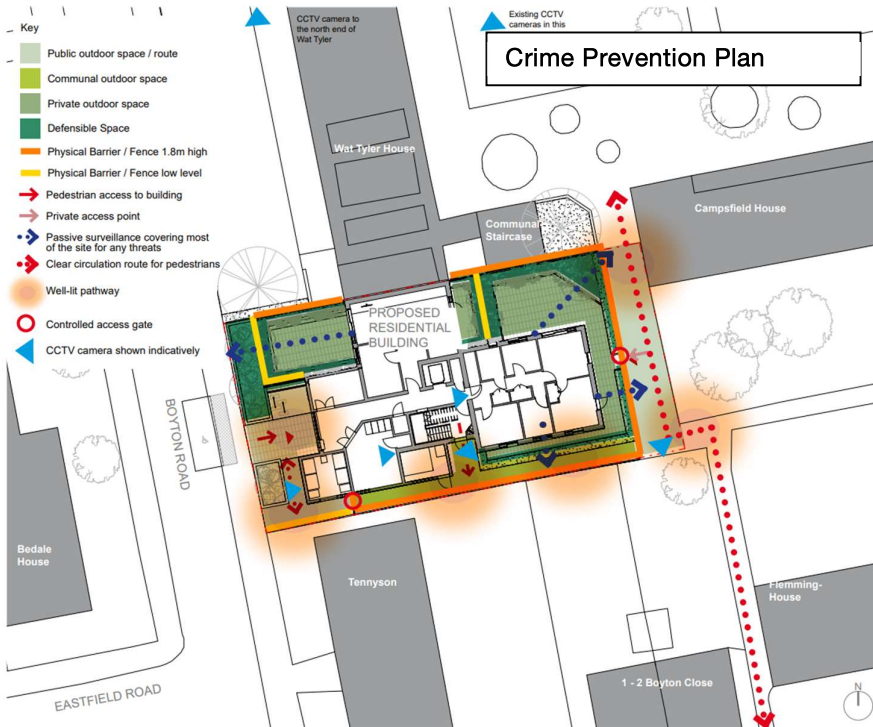
The existing green character of the communal garden behind Wat Tyler will be maintained and enhanced with new trees and planting, and with new replacement play equipment and sitting places. For the play area adjacent to Gillett House refer to item H below.

Key to Proposed New Items:

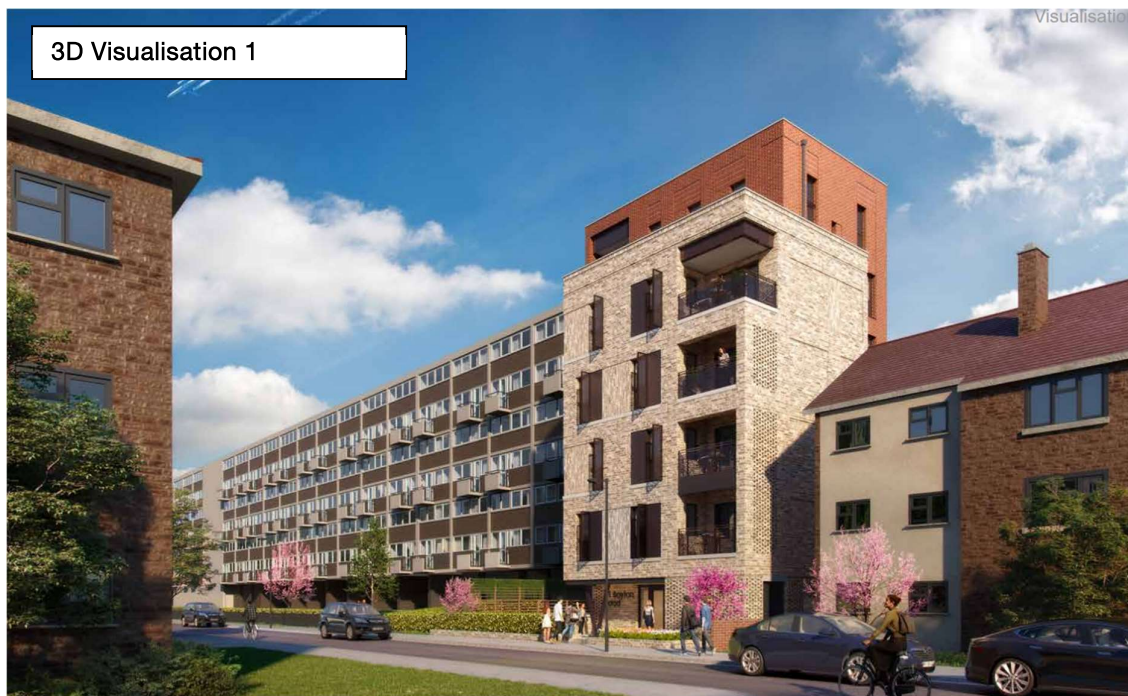
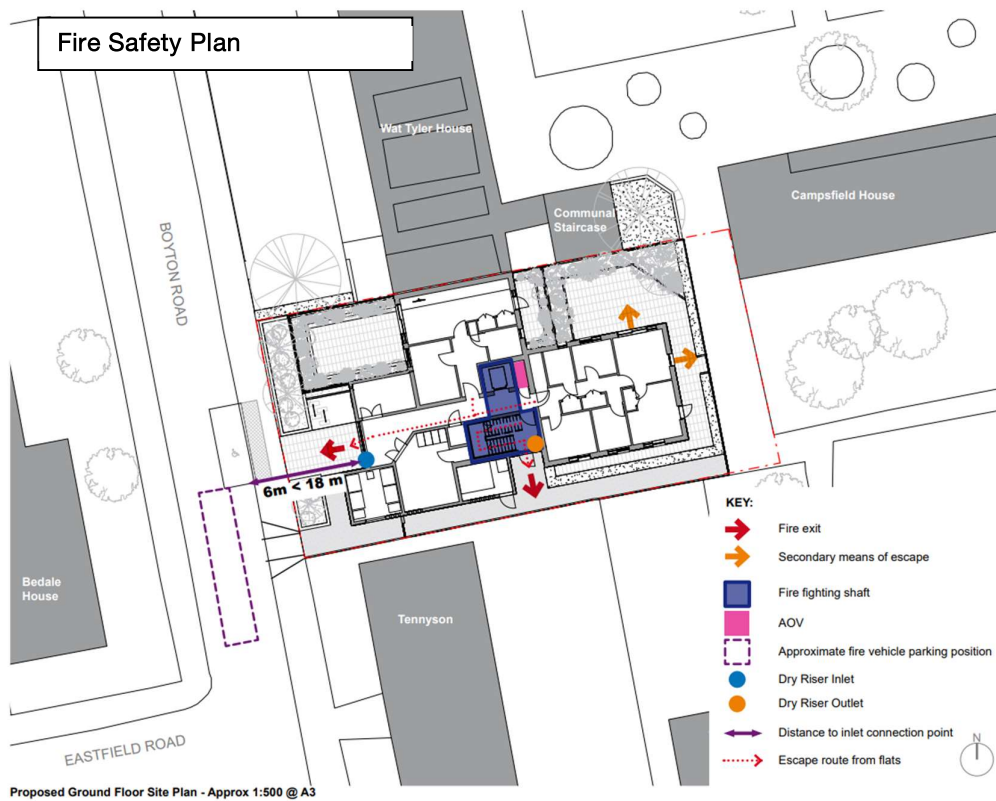
- A Proposed New Paved Area**
A new paved area, with wide joints seeded with grass, provides a sitting area with level access from the surrounding pavement for prams and wheelchairs
- B Proposed New Entrances**
The new boundary hedge has 4 openings for access
- C Proposed New Benches**
Three new benches are proposed to replace the use of the low boundary wall for sitting (the boundary wall will be planted with a new hedge to create a buffer to the car park). The benches will be positioned within the hedge, and will not be visible from the street.
- D Proposed Replacement Stepping Stumps**
The proposed new timber stepping stumps (tree trunks) will be relocated to maximise the available grass area, for flexible use, and provide informal seating.
- E Proposed Replacement Balancing Beam**
The proposed new balancing beam is relocated to maximise the available flexible grass area, and provide informal seating.
- F Existing Timber Climbing Structure**
The existing climbing structure is popular with residents, and will be retained and locally repaired where necessary to comply with ROSPA regulations.
- G Existing and Proposed Grass Area**
The existing mown grass area is well used by residents for a variety of activities from kickabout to BBQs. New equipment is relocated to maximise this flexible use, and a new robust and drought tolerant turf is installed.
- H Enhanced Play Area beside Gillett House**
NB: the proposals shown here are only indicative: proposed play area improvements to be delivered with the Assets team, in consultation with local residents

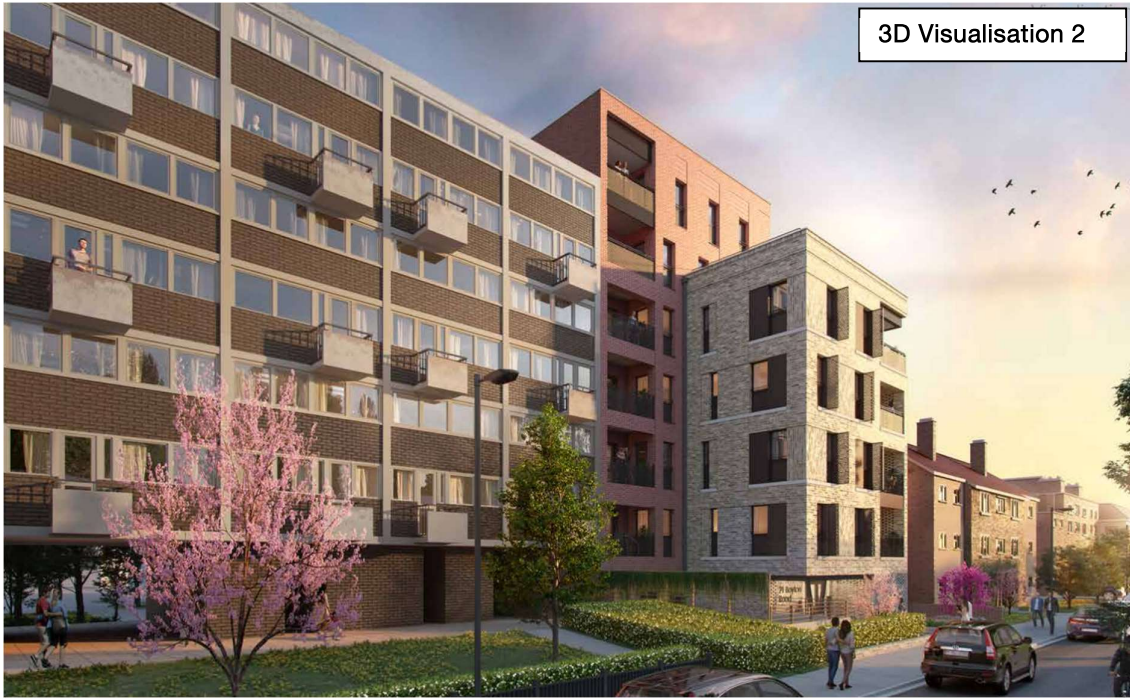
The proposed play strategy will be guided by The New London Plan (2021) regarding Policy S4, Play and Informal Recreation, and Shaping Neighbourhoods: Play and Informal Recreation SPG (Sept 2012).

Crime Prevention Plan



Proposed Ground Floor Site Plan





3D Visualisation 2



Aerial 3D Image 1

Aerial view looking North-East



Aerial view looking North-West



Aerial view looking South-East



Aerial view looking North

Aerial 3D Images 2, 3 & 4