
From: Tasha Bullen [REDACTED]
Sent: 28 April 2023 18:47
To: Kate Henry; Nick Bell
Cc: Lewis Westhoff
Subject: FW: Johnson Gardens - Roof Terraces - LPA refs. 2022/5559/P (5 St Cross Street) & 2022/5560/P (6-7 St Cross Street)
Attachments: TI1583 Condition Discharge Johnson_5SCS.pdf; TI1583 Condition Discharge Johnson_6-7SCS.pdf

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Hi Kate and Nick

We hope you are both well.

Following on from our recent discussions, we have reviewed the extent of planting possible for the roof terraces, the suitability of the species and practicalities of delivering the planting given the access issues we described on our call.

Our comments are as follows:

- We want to reiterate that our intention has always been for these terraces to be best in class and an exemplar for how to activate roof terrace spaces to existing prime office buildings. The Applicant has spent circa £1.3m on the roof terraces to achieve this outcome and a high impact planting scheme is clearly a fundamental aspect of this.
- After challenging our landscaper and structural engineering teams, we are pleased to confirm that we have been able to identify suitable areas for **significant additional quantum, scale and diversity** of planting to both 5 St Cross Street and also 6-7 St Cross Street. In percentage terms, this would equate to an increase of planting to 5 St Cross Street by 18% and to 6-7 St Cross Street by 37%.
- The updated proposals for both properties can be found in the two enclosed design packages, where we have also added further clarifications around the size and impact of the proposed planting.
- The proposed species used for the additional planting would introduce additional species at roof level that have a focus on being pollen-rich and diverse to assist in improved biodiversity outcomes. We think this would compliment the other planting proposed and would be suitable for a roof-top climate such as this.
- The additional species will also be large and in our view, represents a meaningful increase in planting that you two wish to see.
- These new planters, like the others, would also be fixed in position and would not be able to be easily moved around. The entire terrace areas and courtyard will continue to be managed and maintained as an institutional grade prime central London office campus should, by the management team for Johnson Gardens.
- In addition, we discussed Nick's concerns about the Trachycarpus in the context of the planters proposed. Within the document, an explanation of selection can be found. Our landscape architects and their suppliers are also confident that a 150-litre pot with a diameter of 70cm and a height of 73cm for the Trachycarpus fortunei species is appropriate and would provide sufficient space for the plant's roots to grow and support the plant as it matures.

Overall, we believe this additional planting and detail responds to your concerns and given the time that has passed since our original submission along with the (hopefully) warming weather, we would be grateful if you can please review and let us know if you agree. The Applicant has a campus full of tenants itching to use these amazing spaces.

The packs we have provided should supersede what we previously submitted, and we trust these give you the clarity and assurances to enable the conditions to be discharged.

Please can you confirm receipt and we look forward to hearing from you soon.

Kind regards

Tasha Bullen
Senior Planner, Planning



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