

11 Heritage Impacts: Amendment Response

13.1

The proposed landscape redesign does not constitute a major change to the character of the proposed scheme and therefore does not alter its heritage impact as described on the opposite page.

What the proposed amendment does is to build on the strength of the consented scheme offering a significant benefit in the widening of the existing footpath to ensure it remains as close as possible to its existing footprint. At the same time the proposal retains the character of the proposed landscaping and its public benefits, including materiality, low level seating and planting proposals.

Where changes to the landscape are expected to affect existing trees, the impact has been noted. In addition, steps have been taken to mitigate the loss of existing trees through identifying opportunities for re-planting and via extending the area of soft green landscaping.

10 Soft Landscape Strategy: Trees: Amendment Response

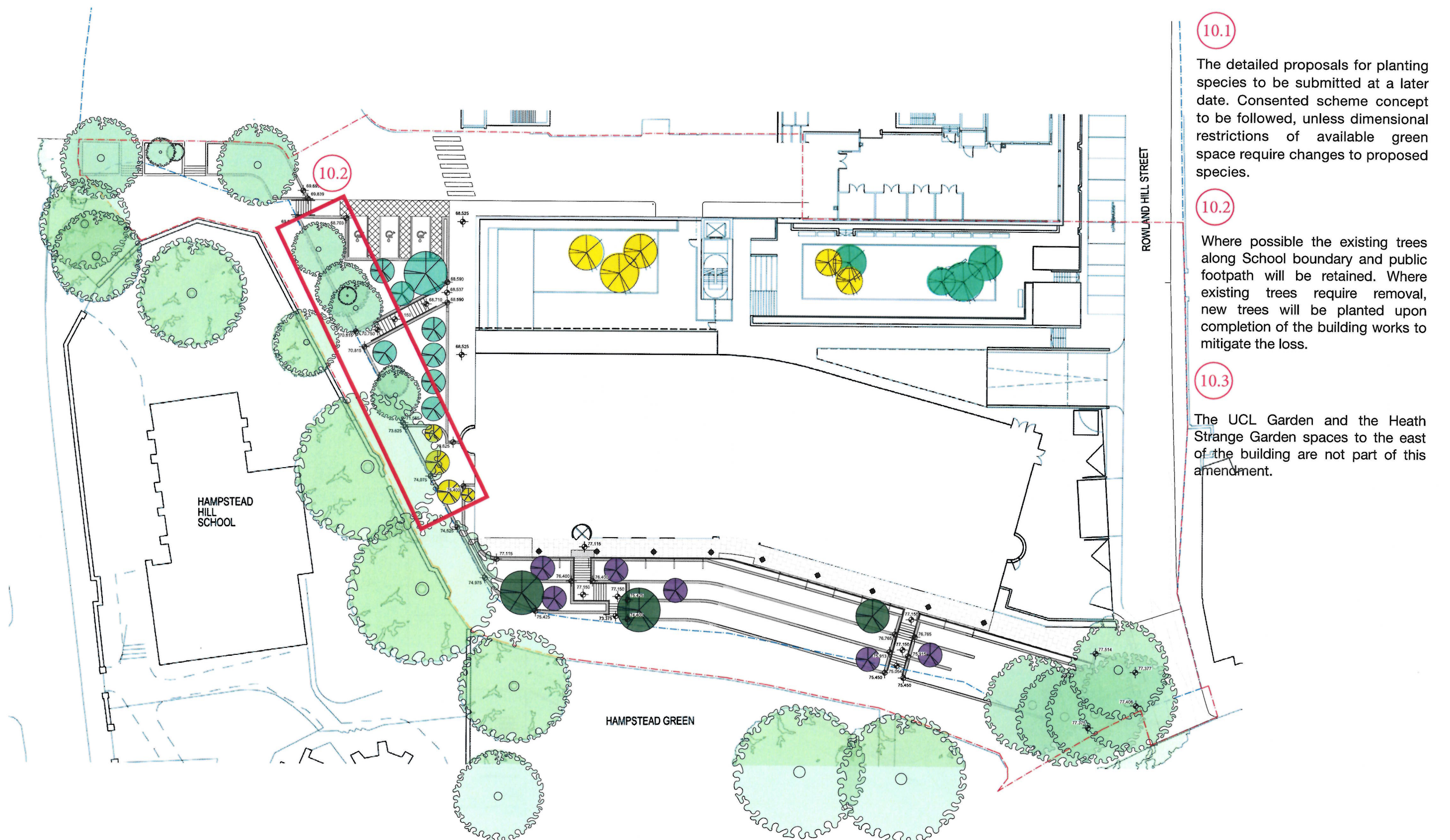


Fig 24 Proposed Amendment Soft Landscape Strategy: Trees

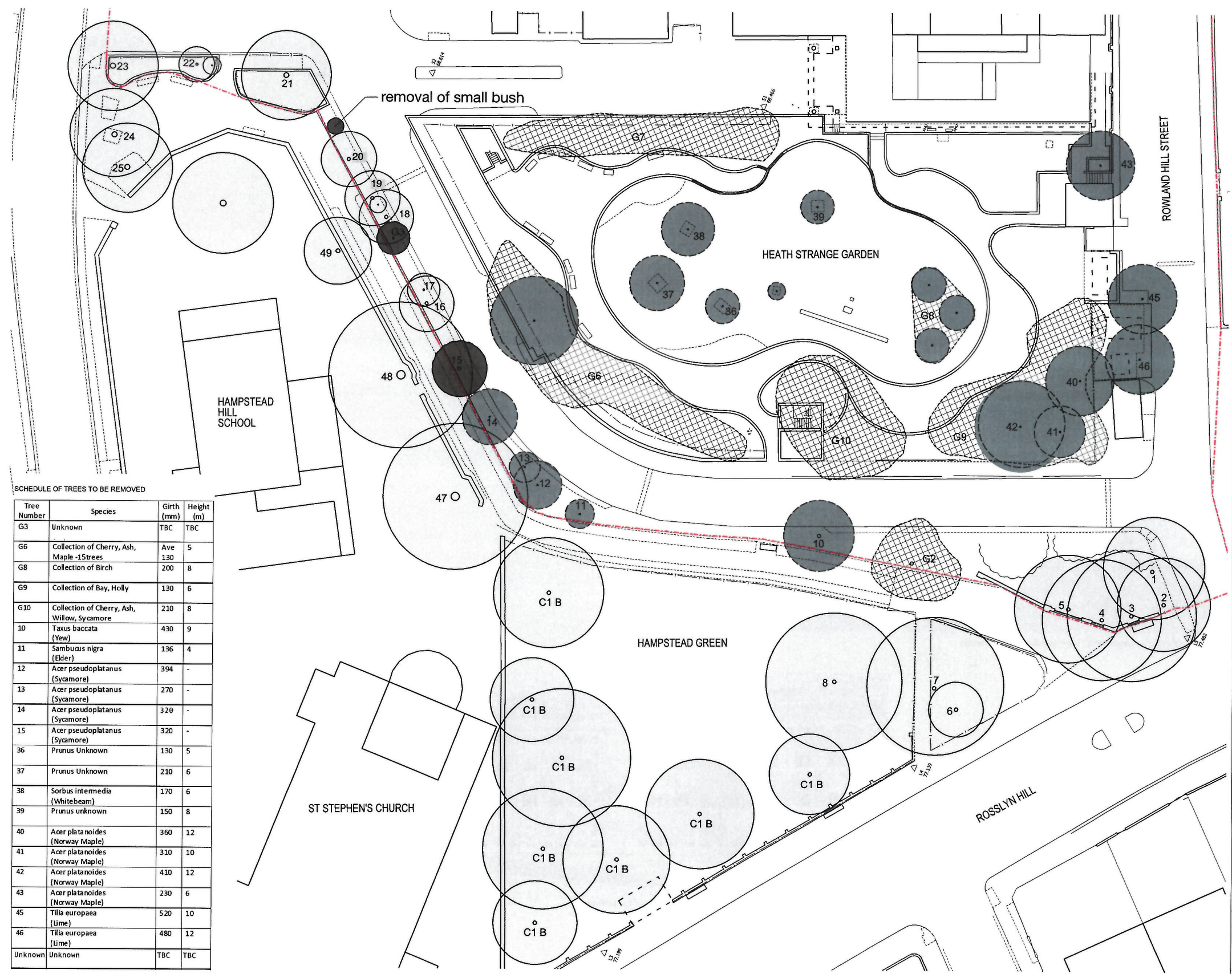
11 Soft Landscape Strategy: Trees Retained and Removed

5.8 Landscaping
Soft Landscape Strategy: Trees Retained and Removed



Fig 25 Extract of Section 5.8 of the originally submitted Design and Access Statement - Landscape Strategy: Trees Retained and Removed

11 Soft Landscape Strategy: Trees Retained and Removed: Amendment Response



Where possible the existing trees along School boundary and public footpath will be retained. Where existing trees require removal, new trees will be planted upon completion of the building works to mitigate the loss.

The amended Tree Strategy shows the following:

1. Removal of Tree 15 (part of group G3) due to the height of the retaining wall. The tree is a category B (moderate quality and value). The loss of this tree will be mitigated via the planting of new trees in the area previously occupied by the North Courtyard.
2. Removal of one further tree part of group G3 due to the altered stair location to line up with the entrance to the Charity Offices. The G3 group of trees is a category B2 with some of the trees categorised as C (Low quality and value). The loss of this tree will be mitigated via the planting of new trees in the area previously occupied by the North Courtyard.
3. Removal of the small bush adjacent to Tree 20 due to the altered location of the stair to align with the car parking spaces. It is not deemed that this removal will cause an adverse effect on the existing setting.

It should be noted that while, the proposed amendment requires some further removal of existing trees, it has been ensured that new trees are identified in the scheme as a way of mitigating this loss. In addition, the North Courtyard hard paving has been replaced by soft green landscaping to further promote the greenery onto the new site.

The consented scheme already provides an increased number of trees along the North and the West frontages of the building when compared with the existing conditions. The proposed amendment does not take away from this concept as any trees proposed for removal have been allocated a replacement as an addition to the new trees already proposed.

Fig 26 Proposed Amendment - Landscape Strategy: Trees Retained and Removed