13.0 Ecology and Habitat Creation

The Planting and the management of the landscape has been informed by the ecology of the site. Baseline and extend surveys have been prepared by The Ecology Consultancy.

A proposed mix of native and non-native plant species with high ecological value will be planted site wide.

The gardens will provide shelter, natural food, nesting space for birds.

Within the Western lower garden the existing trees will be underplanted with native and naturalised woodland species. Evergreen / wintergreen species planted for core interest with deciduous, biannual and bulb species interspersed amongst the existing trees . Bird boxes & bug hotels will be sited within this space.

The planted borders of the central courtyard will include native, naturalised or appropriate wildlife friendly ornamental species to attract bumble bees and butterflies.

A natural balance will be maintained by using organic and peat free materials and minimising the use of chemical pesticides and herbicides.

14.0 Maintenance and Management

14.1 Introduction

The maintenance of the scheme as it progresses both on site and following completion will be critical to its success. Every effort is being made in the detailed design of the project to choose the correct species. It is anticipated that the external spaces will be maintained to a high standard through the establishment of a management company.

Detailed landscape maintenance specifications and a landscape management plan will be submitted, if required, as part of the clearance of conditions and they will encompass the following:

14.2 Review Procedure

Timing and responsibility of reviews and method of reporting to ensure the correct communication channels are set up at the start of the project.

14 .3 General Operations

The following principles will need to be established: Working notice, reinstatement procedures, the use of any specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of operatives and members of the general public will need to be explained in a method statement.

14.4 Maintenance and Management

Overall, to ensure that the areas of public and communal open space are maintained and managed to promote the successful establishment and longevity of the landscape elements.

The landscape maintenance and management plan is to set out the detailed requirements of each of the landscape elements, including protection of elements / measures to be taken to minimise damage to the elements; replacement of damaged elements; detailed maintenance and management regimes and specifications regarding for example: cutting, pruning, re-firming, monitoring, watering and disposing of arisings.

14.5 Ornamental Shrub and Hedgerow Planting

The planting, establishment, pruning and ongoing maintenance of these shrubs both generally and specifically will need to be clearly specified. The intention is to encourage the establishment of planting to provide continuous cover using a balanced mixed shrub layer and keep all beds weed free.

14.6 Grass Areas

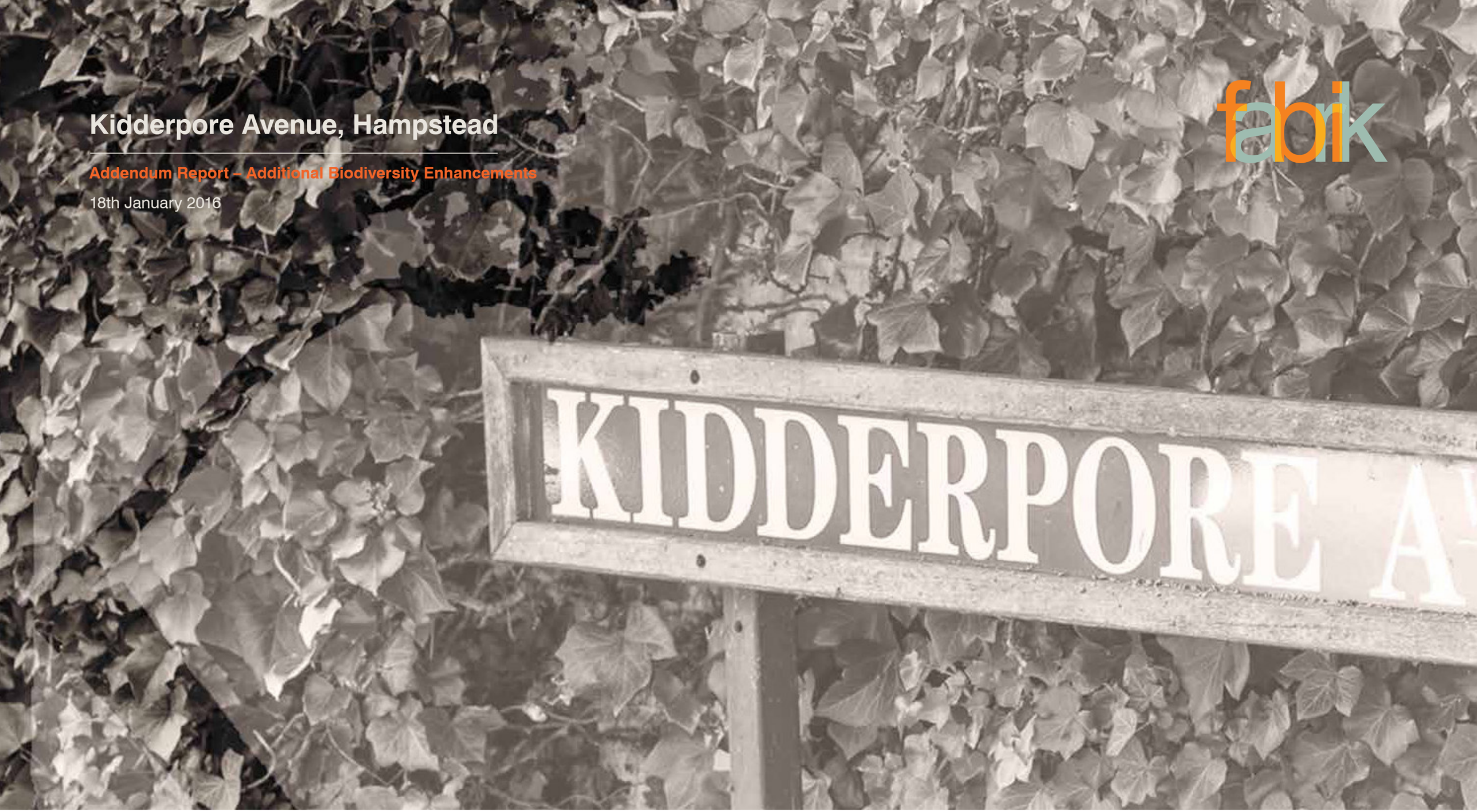
The planting, establishment and ongoing maintenance of grass areas and any proposals for replacement will need to be clearly specified in order to maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt, prevent water logging and compaction.

Appendix H
Planning Addendum Report - Additional Biodiversity Enhancements

Kidderpore Avenue, Hampstead

Addendum Report – Additional Biodiversity Enhancements

18th January 2016



fabrik

SCOTT BROWNRIGG

The Ecology Consultancy

MOUNTANVIL London homes, the Mount Anvil way

KING'S College LONDON

Contents

1.0 Introduction and Background

This Addendum Report has been prepared by Mount Anvil's consultant team in order to clearly set out the additional biodiversity enhancements proposed as part of the planning application (2015/3936/P). This statement provides the Council with further robust justification of the clear planning benefits associated with the proposed development at Kidderpore Avenue, specifically the tangible and enhanced ecological value it will bring to the site and the benefit to the local community through the opening up of the site as permissible open space.

In particular it seeks to proactively address the points included within an email received from officers on the 23rd December 2015 in relation to the biodiversity aspects and mitigation measures in the current application.

The additional biodiversity enhancements proposed have full regard to the aspirations and requirements of the adopted Core Strategy Policy CS15 which relates to nature conservation and biodiversity within the borough.

As the Council will be aware parts of the site are designated as a Site of Nature Conservation Importance (SNCI) and are classified as borough grade II. This description can be found within Supplimentary Planning Document - Sites of Nature Conservation Importance in Camden, September 2006, of the designated part of the site is as follows:

"The site has a good range of mature trees including both native and non-native species. In places these are almost dense enough to form woodland. Species include silver birch Betula pendula, hornbeam Carpinus betulus, holly Ilex aquifolium, rowan Sorbus aucuparia, yew *Taxus baccata*, walnut Juglans regia, purple cherry-plum Prunus cerasifera var pissardii, and laburnum Laburnum anagyroides. There is dense planted shrubbery composed of cotoneaster Cotoneaster spp., spooted laurel Aucuba japonica, rhododendron Rhododendron ponticum, elder Sambucus nigra, hawthorn Crataegus monogyna, and buddleia Buddleja davidii. Beneath the trees and shrub, and at the northern edge of the central garden area are well-established patches of tall herbs and neutral grassland. Many of the species (particularly in the former category) are insect-attracting e.g. cow parsley Anthriscus slyvestris, green alkanet Pentaglottis sempervirens, Canadian goldenrod Solidago canadensis and common nettle Urtica dioica.

The east of the main area of woodland is a small quadrangle. This contains several large trees, including some particularly fine walnuts. Beneath the trees is grass with small areas of shrubbery. This adds to the bird habitats on the site.

There is no access to the general public. "

Policy says *inter alia* that:

> The Council will protect and improve sites of nature conservation and biodiversity, in particular habitats and biodiversity identified in the Camden and London Biodiversity Plans in the borough by:
>
> d) designating existing nature conservation sites;
>
> e) protecting other green areas with nature conservation value, including gardens, where possible;
>
> f) seeking to improve opportunities to experience nature, in particular in South and West Hampstead, Kentish Town and central London, where such opportunities are lacking;
>
> g) expecting the provision of new or enhanced habitat, where possible, including through biodiverse green or brown roofs and green walls;
>
> h) identifying habitat corridors and securing biodiversity improvements along gaps in habitat corridors;
>
> i) working with The Royal Parks, the London Wildlife Trust, friends of parks groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden; and
>
> j) protecting trees and promoting the provision of new trees and vegetation, including additional street trees.

This document should also be read in conjunction with the following documents that were prepared and submitted in support of 2015/3936/P and a number of related applications for listed building consent:

- Section 9.0 of the Planning Statement prepared by Montagu Evans;
- Landscape Statement – REV 03 – Dated 2nd July 2015 – prepared by Fabrik;
- the Open Space Strategy - prepared by Mount Anvil;
- the Preliminary Ecological Appraisal and Bat Roost Assessment – prepared by Ecology Consultancy; and
- the Arboricultural Report and Tree Schedule prepared by Crown Consultants.

The biodiversity enhancements included within the original submission broadly comprised of the following elements:

- the removal and replacement of non-native and/or invasive species of trees and shrubs;
- enhanced opportunities for bird nesting and bat roosting;
- 'bug hotels';
- new vegetation and planting schemes of local ecological value to / which attract wildlife and further enhance the wider biodiversity value of the site;
- a financial contribution (via the S106) towards improvements and enhancements to other SNCIs within the borough; and
- a controlled artificial lighting scheme of particular benefit to nocturnal species including bats

As set out above, to positively respond to officers' comments and to further enhance the ecological value of the site, we additionally propose the following mitigation measures:

- the Western Lower Garden will form a biodiverse landscaping area with minimal pedestrian access to enable creation of an increased diversity of habitats which once established should support a greater biodiversity of species;
- the addition of a pond will further increase habitat diversity and enhance the biodiversity value of the site;
- the Summer House will be used as an arts and biodiversity education resource, in order to provide some local public benefits such as educating

1.0 Introduction and Background

the local community and school children about the wildlife value of the site, the benefits of biodiversity and how this can help improve their health and wellbeing;

- a total of 27 replacement trees will be provided. This results in an additional 8 trees beyond the original 19 replacement trees proposed, including some tree planters over the basement roof deck;
- A continued commitment to make financial contribution (via the S106) towards improvements and enhancements to other SNCIs within the borough;

The developer has shown a even greater commitment to biodiversity enhancements within an email dated 14/01/2016. These include:

- A confirmation that native species will be planted, retaining vegetation / habitat, where possible / appropriate. These details will be submitted and discharged via a planning condition.

- Considering the feasibility of incorporating rainwater harvesting into the scheme:

- The Pond is 6sqm, which is large enough to support amphibians:

- Confirmation of a willingness to facilitate linkages with Forest Schools and Green Gyms, likely to be provided via the S106.

- Agreement to the principle of surveys subject to details; and

- a willingness to consider nature conservation information packs for residents.

The site is designated as a SNCI (Site of Nature Conservation Importance) rather than a SINC (Site of Importance to Nature Conservation). These terms have both been used interchangeably in correspondence

Whilst the proposed development includes some new building footprint on the area designated as a SNCI, it is important to note, however, that this is part of a holistic approach to this complex site to ensure the future of five listed buildings and also to optimise the delivery of affordable housing. Considerations relating to the SNCI should not, therefore, be considered in isolation.

In preparing this application the SNCI and the nature and character of the open space – which hitherto has been inaccessible to the general public – has been central to the evolution of the design of the buildings and the landscape and where appropriate cues have also been taken from the site's history.

Thus there are a number of finely balanced considerations, for example ensuring a satisfactory setting for the listed buildings while also maximising the biodiversity potential of the site.

Before presenting this application to Committee, Officers have underlined the importance that Members and local people attach to the natural environment. In response we have sought opportunities to further enhance the ecological value of the site (as illustrated on the revised landscape masterplan that follows) and also to ensure that trees continue to feature strongly in this part of the conservation area both on and close to the site.

Thus we believe that although there will be a small quantitative decrease in the amount of designated area – a matter described in detail in this statement – there will be a significant qualitative improvement to the value of the habitat, an increase in the diversity of habitats present on site and enhancement in its ecological value. As such, the ecological mitigation proposed for the development reflects Defra's 'mitigation hierarchy' – where possible impacts to habitats and species have been avoided, and where habitat loss was unavoidable, the area impacted was minimised and compensatory measures have been implemented of equivalent biodiversity value. The quality of the new landscape proposed and which will result in clear tangible benefits to the local community as new permissible open space as shown on the Enhanced and Revised Landscape Plans.

2.0 Enhanced and Revised Landscape Plans

2.1 Introduction

The Landscape Masterplan

This section clearly justifies and highlights the additional biodiversity enhancements that will be incorporated in the scheme.

The enhancements are illustrated on the revised landscape plan which supersedes the previously submitted landscape plans.

These are:

- the retention of high value existing trees;
- the strengthening of the existing green infrastructure, the masterplan will retain the site's value as an ecological 'stepping stone' along with all the other 'wooded' greenspace in the area;
- the further enhancement of the biodiversity value across the Site through the introduction of native tree and shrub planting;
- the selection of landscape treatments that are entirely appropriate to the existing Site's context and scale;
- the form of the proposed development, with the retained buildings has guided the choice of materials to make distinctive, memorable and unique spaces that positively contribute to the character, appearance and setting of the listed buildings;
- connectivity through the Site has been rationalised and improved, offering a clear hierarchy of routes. Together with the new permissible access to the site it will encourage safe movement for pedestrians and wheelchair users alike as well as providing appropriate access for services, when required; and
- a series of public spaces will help to provide a clear and legible route that is easy to navigate. These spaces are inclusive, promoting a feeling of safety and security for both residents and the wider community who have permissible access to the space for enjoyment and education purposes – See Open Space Strategy for more information.

Further enhancement have been made to the Western and Central courtyards and additional financial contributions have been proposed for off-site improvements.

Enhanced Ecological Value and Additional Habitat Creation

The proposed planting, layout and the future management of the landscape has been informed by the existing ecology and biodiversity at the application site. Extensive baseline and extended surveys have been undertaken by The Ecology Consultancy. The data in these reports have been key in creating a robust and appropriate landscaping proposal that will further enhance the ecological value and biodiversity of the site. Thus whilst there will be a change in the amount and nature of open space, the development of the site will secure a series of important qualitative improvements to its habitat value to ensure compliance with the London Borough of Camden's Core Strategy adopted Policy CS15. The site is designated as a Site of Borough Grade II Importance for its range and abundance of wildlife-friendly habitats, in particular for breeding birds. There is potential to enhance the biodiversity value of the habitats on site, in particular by increasing the variety of habitats present on site, enhancing areas of species-poor amenity grassland, reducing/removing ornamental species of low ecological value and invasive species, and increasing the proportion of native plants and species of known value to wildlife within the site. The enhanced landscape plans for the site have been designed to achieve the relevant aims of Policy CS15, for instance in terms of meeting criterion g: 'the provision of new or enhanced habitat, where possible, including through biodiverse green or brown roofs' and will fulfil the overarching aim to protect and encourage biodiversity.

As shown on the submission plan, the amended scheme seeks to retain existing trees of high ecological value. New planting includes a range of native and non-native plant species of documented wildlife value that will replace existing ornamental species of low ecological value and/or invasive non-native species such as spotted laurel *Aucuba japonica*, ground elder *Aegopodium podagraria*, rhododendron *Rhododendron ponticum*, cherry laurel *Prunus laurocerasus* and cotoneaster *Cotoneaster sp*. ,native species of local provenance and/or species with known value to wildlife should be used as these are better adapted to local climate and conditions, often requiring less maintenance and better able to provide the resources needed by wildlife, which in turn will improve the ecological value and biodiversity within the site.

The gardens and the replacement (semi-mature) trees will continue to provide shelter, natural food and nesting space for birds. Within the Western Lower Garden the existing trees will be underplanted with a range of native and naturalised woodland species to provide habitat diversity. This could create an even richer local habitat that will further encourage a range of local species to visit and reside within this locality.

Evergreen / wintergreen species will be planted for core interest with deciduous, biannual and bulb species interspersed amongst the existing trees. Bird boxes & bug hotels will be sited within this space. The planted borders of the central courtyard will include native, naturalised or appropriate wildlife friendly ornamental species to attract bumble bees and butterflies. A natural balance will be maintained by using organic and peat-free materials and minimising the use of chemical pesticides and herbicides.

2.0 Enhanced and Revised Landscape Plans

2.2 Currently Submitted Masterplan

Legend

- Lawn
- Shrub Planting
- Hedge
- Biodiverse Roof
- Existing Tree
- Proposed Semi-mature Tree
- Multi-Stem Tree
- Pleached Tree
- Natural Stone Paviors
- Natural Stone Setts
- Steps
- Private Terrace
- Bound Gravel Path
- Stone Path in Lawn
- Natural Stone Clad Raised Planter
- Tarmacadam Ramp

2.0 Enhanced and Revised Landscape Plans

2.3 Enhanced Masterplan

1. Western Lower Garden
2. Central Courtyard
3. Eastern Quadrangle

Legend

- Lawn
- Biodiverse Roof
- Multi-Stem Tree
- Natural Stone Setts
- Bound Gravel Path
- Tarmacadam Ramp
- Shrub Planting
- Existing Tree
- Pleached Tree
- Steps
- Stone Path in Lawn
- Pond
- Hedge
- Proposed Semi-mature Tree
- Natural Stone Paviors
- Private Terrace
- Natural Stone Clad Raised Planter

2.0 Enhanced and Revised Landscape Plans

2.3 Enhanced Masterplan

Landscaping Element	Biodiversity Value/Ecological Improvement of this Habitat
Shrub Planting	The removal of ornamental species of low ecological value and or invasive species to be replaced with native species and species of proven ecological value will benefit foraging birds and invertebrates.
Hedge	The provision of a native mixed hedge will provide additional nesting and foraging habitat for birds (such as wren, robin, black bird) and a foraging resource for invertebrates.
Biodiverse Roof	An extensive biodiverse roof with a wide range of nectar rich wildflowers will attract invertebrates (including foraging bees). The biodiverse roof will contribute to the Camden Built Environment BAP.
Retained Trees	The ecological value of retained trees will be improved by the planting of a native shrub understorey and shade tolerant grassland. This will provide an improved resource for a range of wildlife, in particular, foraging bats, nesting and foraging birds and a habitat for invertebrates.
Proposed Semi-Mature Trees	Proposed semi mature trees are of greater value than young trees and will provide a resource for bats, birds and invertebrates.
Lawn	A daisy lawn will provide foraging habitat for birds and invertebrates including butterflies and moths including London BAP species.
Multi-Stem Tree	Depending on the species selected, multi-stemmed trees will provide blossom in the spring and berries in the winter, providing a food source for birds and invertebrates.
Pleached Tree	Depending on the species selected, pleached trees will provide blossom in the spring and berries in the winter, providing a food source for birds and invertebrates.
Raised Planter	Raised planters will include bulbs and other spring flowering perennials in order to provide an early foraging resource for invertebrates
Pond	The pond will be a resource for aquatic invertebrates such as dragonfly nymph and aquatic amphibians such as toad, a Species of Principal Importance. Ponds are a priority habitat in the London BAP.

2.0 Enhanced and Revised Landscape Plans

2.4 Western Lower Garden

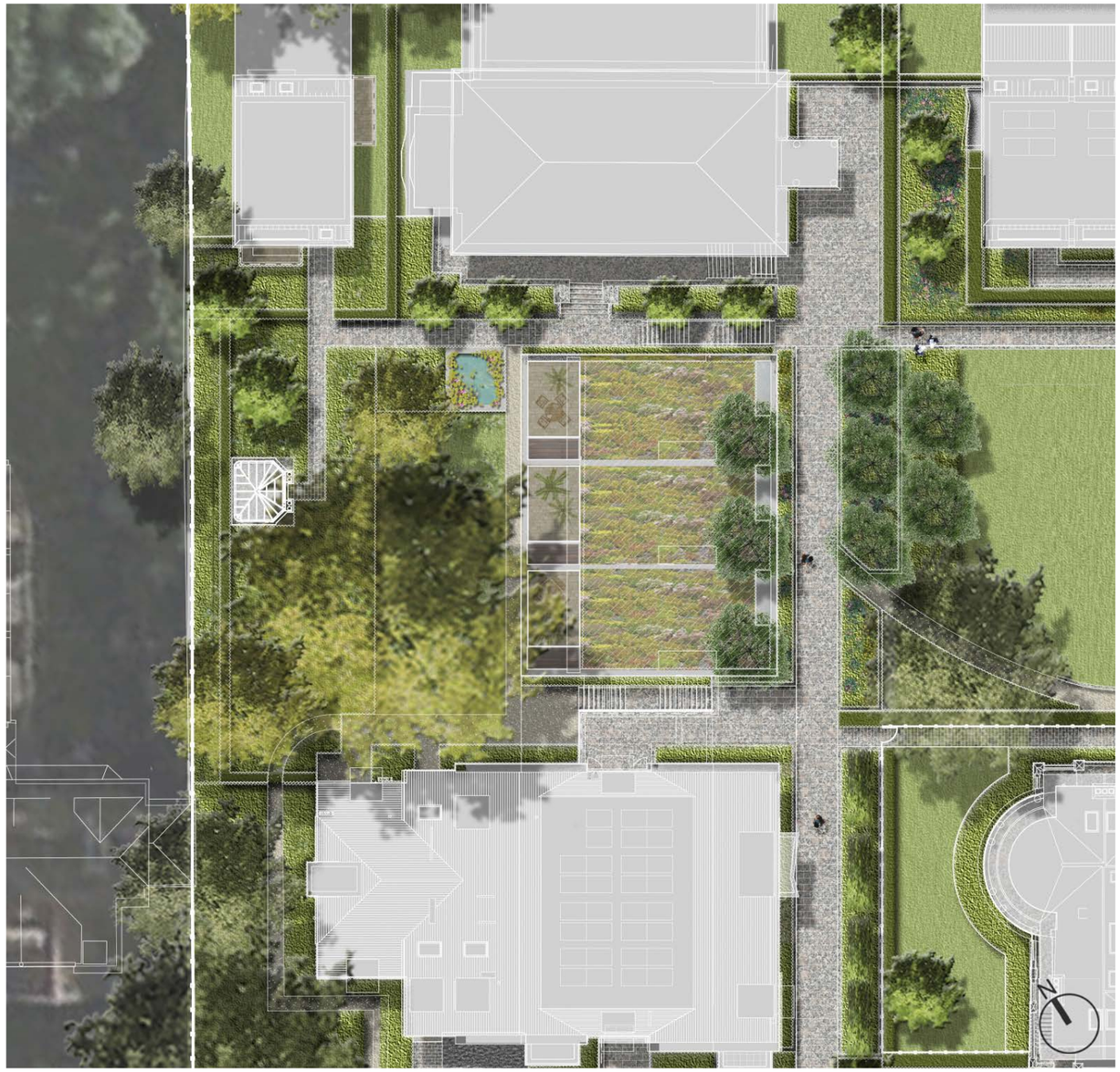
Following advice from Officers at the Council, the amended proposal has sought identify the Western Lower Garden as a bio-diverse landscaping area with minimal pedestrian access in order to encourage habitat creation and greater biodiversity of species. At present the Western Lower Garden is set to the bottom of a localised embankment. It is an informal space dominated by a large ash. Its boundary with the adjacent vicarage is a low concrete post and mesh fence behind an area of shrub and ground cover. A concrete plinth exists in this area. This was for the translocation of the Summer House, setting it amongst the vegetated boundary between the western and central courtyards. A number of the non-native laurels have been removed by the site's owner.

The proposals seek to enhance the biodiversity and ecological value of this part of the site by increasing the diversity of habitats present, thereby providing a wider variety of niches for a broader range of wildlife. This will be achieved through the provision of new habitats in the form of a biodiverse green roof on the pavilion, a pond, a yew *Taxus baccata* hedge along the western boundary, as well as planting additional trees and enhancing retained habitats.

The landscaping scheme continues to retain the Turkey oak *Quercus cerris*, beech *Fagus sylvatica*, lime *Tilia sp*. and ash *Fraxinus excelsior* and beneath these there will be will be native woodland understorey planting comprising scrub species such as hazel *Corylus avellana* and wild service tree *Sorbus torminalis*, as well as ferns, sedges, herbs and woodland bulbs such as bluebell *Hyacinthoides non-scripta* and wild daffodil *Narcissus pseudonarcissus*. Existing species-poor amenity grassland beneath the trees will be cultivated and seeded with shade tolerant wildflowers characteristic of native woodland ground flora. This planting scheme will provide food, shelter, breeding sites and varied microclimates for a range of species including bats, birds and invertebrates such as bumblebees, butterflies and hoverflies. The proposed planting is in character with the habitats described in the SNCI citation and is in accordance with Camden's Biodiversity Advice Note on landscaping schemes detailed within the Camden Biodiversity Action Plan (BAP). Suitable plant species have been selected from resources such as the Royal Horticultural Society's 'Perfect for Pollinators' plant list and the Royal Society for the Protection of Birds' guidance on planting for wildlife. In addition to its ecological benefits, the enhanced planting scheme will also provide an aesthetic and environmental function.

The steps and the pathways leading through this more organic space will be reminiscent of the more gentle finishes of the Arts and Crafts gardens, a mixture of natural stone with pebble and tiling detailing. The stepped nature additionally leads to the area being less accessible, thus delivering our aspiration to create a biodiverse landscaping area with minimal pedestrian access. Where DDA compliant access is required this is to the west of Queen Mother Hall. This will ensure that the local community can also enjoy the benefits of this new biodiverse environment.

Within this setting the Summer House will be carefully included as a folly. This approach was previously granted planning permission and this is evidenced by the concrete platform that exists in the vegetated bank that separates the Western Lower Garden and the central courtyard. The inclusion of the Summer House will make a positive contribution by adding both visual and heritage value to this setting. The significance of this location and its associated history will be clear through appropriate signage and the use of interpretation boards.



2.0 Enhanced and Revised Landscape Plans

2.5 Proposed Pond

Further taking on board the comments received from officers, we are now proposing additional enhancements which include the provision of a pond. From an ecological perspective there is overwhelming evidence that the inclusion of a pond will further enhance the biodiversity value of the site, and more than 100 Species of Principal Importance for nature conservation are associated with them. Ponds are a Habitat of Principal Importance and are a priority habitat within the London 'standing water' BAP. The pond will be stocked with marginal plants such as lesser spearwort *Ranunuculus flamula*, and water mint *Mentha aquatica* which will provide cover for wildlife entering/exiting the pond. It will also be planted with species such as water forget-me-not *Myosotis scorpioides* to provide potential egg-laying sites for newts and submerged plants such as hornwort *Ceratophyllum demersum* which oxygenate the water and provide shelter for aquatic invertebrates such as dragonfly nymphs. The pond will be constructed with a gently sloping profile and shallow margins for easy access for wildlife and it will be appropriately maintained so that it will provide a breeding space for amphibians including common toad *Bufo bufo*, a Species of Principal Importance for nature conservation, and a range of invertebrates including dragonflies, damselflies, pond skaters and water snails. The shallow edges will provide bathing areas for birds such as house sparrow *Passer domesticus* and a watering hole for hedgehogs, both Species of Principal Importance and UK and London BAP priority species; all of which will contribute to increasing biodiversity on the site and is in accordance with the London BAP habitat target to increase the number of ponds in the city by 2020.

2.6 Pavillions Biodiverse Green Roof

To further enhance on-site habitat diversity, a biodiverse green roof will be installed above the pavilions. To demonstrate the highest feasible and viable sustainability standards in line with the London Plan policy 5.11 (pg129) a low-nutrient biodiverse roof will be used. Such roofs are preferable to standard sedum species dominated roofs that deliver little in the way of biodiversity value and ecosystem services as they are typically less species-rich and have a shallower substrate depth. The biodiverse green roof will have varied substrate depths to create topographical interest, and two or more substrate types will be used to create variation in vegetation development and provide a habitat mosaic. Deadwood and/or rubble piles will enhance the wildlife value of the roof by providing shelter for plants and insects and

1. Pond

2. Wildflower Lawn

3. Native Understorey Planting

2.0 Enhanced and Revised Landscape Plans

2.6 Pavillions Biodiverse Green Roof

perching points for birds. These habitat features will provide additional microhabitats to support a broader range of plants and invertebrates, which in turn will benefit foraging birds.

The biodiverse green roof will be established with a minimum substrate depth of 80mm and will include deeper areas up to 150mm. To maximise the potential floral diversity of the roof, it will be seeded with a range of native wildflowers suitable for green roofs e.g. Emorsgate ER1F wildflowers for green roofs seed mix, which contains 23 native wildflower species and no grasses as these can become dominant and reduce overall plant diversity on a green roof. The provision of a biodiverse green roof is in accordance with Camden's Development Policy DP22 and is a target action in Camden's local BAP.

In addition, the lawn between the native tree and shrub planting and the pavilion biodiverse green roof is to be laid to a wildflower mix and additional trees will be added as part of the biodiverse roof above the pavilions. The wildflower lawn will provide a range of flowering herbs which would provide nectar and pollen for a range of invertebrates.

Finally the interpretation associated with the Summer House is to include a description of the habitats present within the site and illustrate their value as a resource for wildlife and as an aesthetic and educational resource for visitors and the local community.

2.7 The Summer House – An Arts and Biodiversity Education Resource

As stated above the Summer House will be used as arts and biodiversity education resource, in order to provide some local public benefits to the local community. To ensure that it will be equipped with the necessary resources, Mount Anvil are willing to commit to providing a financial contribution (via the S106) towards the initial resources required to realise the vision of creating arts and biodiversity education resource on the site.

2.0 Enhanced and Revised Landscape Plans

2.7 The Central Courtyard

This courtyard has retained some of its historic formality and the design response has been to retain this simple level area laid predominantly to lawn, with a central axial path and trees to the periphery to maintain the relationship with Kidderpore Hall which is a listed building.

The further enhancements see the addition of trees both to the west of the space and to the south east and additional shrub planting is also proposed. Native species and non-native species of documented wildlife value will be used and comprise species that offer seasonal interest with blossom in the spring and summer, autumn colour and berries in the winter, providing an important food source for birds.

1. Additional Multi-stem Trees

2. Additional Shrubs

3. Additional Specimen Tree

1. Multi-stem Trees

2. Additional Shrubs

3. Specimen Tree

2.0 Enhanced and Revised Landscape Plans

2.8 The Eastern Quadrangle

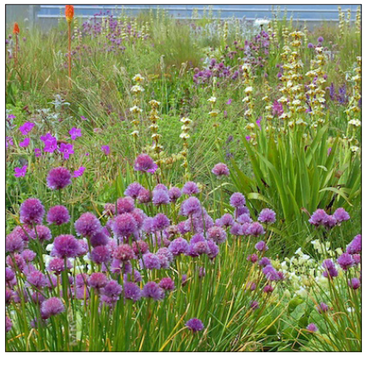
The Eastern Quadrangle is a simple space dominated by the existing tree cover. Beneath this there is lawn with small areas of shrubbery.

The Eastern Quadrangle will be enhanced, whilst the existing mature trees refered to in the SNCI citation and which are a significant presence, will remain within a greener environment. The collegiate feel of this space will be enhanced through the introduction of additional planting within a mown central lawn.

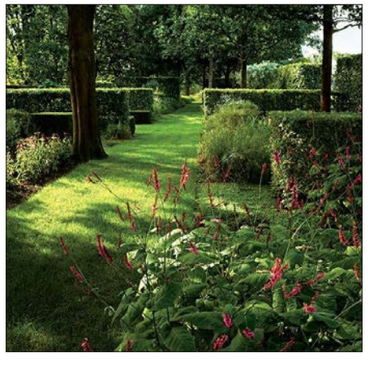
1. Existing Walnut Tree refered to in the SNCL Sitation
2. Proposed Biodiverse Roof
3. Proposed Shrub Planting

1. Existing Walnut Tree

2. Biodiverse Roof



3. Shrub Planting



3.0 Enhanced Tree Strategy

3.1 Existing Submitted Tree Plan

The tree strategy has three principal aims:

- to mitigate for the loss of existing trees;
- to provide a strong structural response to the green infrastructure; and
- to be a key element in defining spaces and vistas.

As part of the additional mitigation measures proposed, we are now proposing a total of 27 replacement trees. This results in an additional eight trees beyond the original 19 replacement trees proposed, including some tree planters over the basement roof deck.

Legend

- Proposed Semi Mature Tree
- Proposed Multi-Stem Tree
- Retained Tree
- Proposed Pleached Tree
- Proposed Columnar Tree