

Cundy Street Quarter

DSDHA

# Design and Access Statement Addendum

October 2020



- 1.0     Executive Summary**
- 2.0     Design Proposals Addendum**
- 3.0     Landscape and Public Realm Design Addendum**
- Appendix: Potential Tree Planting Locations Beyond Site**



1.0 Executive Summary





# 1.1 Executive Summary

On 27 May 2020 full planning and listed building consent applications (ref. 20/O3307/FULL & 20/O3308/LBC) were submitted to WCC for works at the Development Site Bounded by Ebury Street, Pimlico Road, Avery Farm Row, Ebury Square and Cundy Street for the following:

*“Comprehensive residential-led mixed-use redevelopment, including demolition of Kylestrome House, Lochmore House, Laxford House, Stack House, Walden House and structures attached to Coleshill Flats; tree removal and pollarding; erection of a partial sub-basement, basement and buildings varying in height from five to 11 storeys, to provide affordable homes (Class C3), market homes (Class C3), senior living accommodation (comprising Class C3 and / or Class C2), alongside a range of uses at partial sub-basement, basement and ground floor level including retail (Class A1), restaurants / cafes (Class A3), drinking establishments (Class A4); offices (Class B1), community space (Class D1), cinema (Class D2); use of the lower ground floor of the Coleshill Flats as retail and / or workspace (Class A1 and / or B1); provision of new pedestrian routes; basement car parking; basement and ground floor circulation, servicing, refuse, ancillary plant and storage; provision of hard and soft landscaping; landscaping works and creation of new play facilities at Ebury Square; rooftop PV panels; rooftop plant equipment; refurbishment and relocation of Arnrid Johnston obelisk to elsewhere within the site; refurbishment and relocation of the water fountain on Avery Farm Row; repair and relocation of the telephone boxes on Orange Square; and other associated works”.*

Subsequent to the submission the applicant, Grosvenor Estate Belgravia, has continued to undertake local consultation and in addition to feedback received from this have reviewed comments made by interested parties as well as statutory consultees.

In response to these comments Grosvenor Estate Belgravia has continued their engagement process through the determination period and has decided to make minor changes to the design proposals. This document summarises what these changes are and provides a number of technical reports so that these can be added to the application submission.

The description of development provided above does not need to be revised as a result of the minor changes proposed within this document.

The following is a summary of the scheme changes which are proposed as part of this substitution:

1. Following a series of meetings with local residents changes to the proposed design of Ebury Square including maintaining the existing path routes and fountain location, and providing more diverse & dispersed children's play space. 560 sqm of children's play space would be provided (refer to Chapter 3 of this document);
2. Minor amendments within the proposed cycle rooms at the basement levels of Buildings A, B and C to ensure compliance with London Plan requirements in terms of the total number of spaces and racks provided for oversized bikes. 393 long-stay spaces are now proposed, an increase of 26 when compared to the original application (refer to Chapter 2 of this document and to Transport Assessment Addendum);
3. The amended number of 32 cycle spaces within Building C, including large cycle spaces, for Coleshill Flats residents (refer to Chapter 2 of this document and to Transport Assessment Addendum);
4. The relocation of 12 short stay cycle racks from the north of Ebury Square to Avery Farm Row (refer to Chapter 3 of this document and to Transport Assessment Addendum);
5. Seating at Avery Farm Row amended around tree as a result of short cycle racks relocation (refer to Chapter 3 of this document);
6. Minor changes to the basement waste room within Building B and the ground floor waste room in Building C to allow the storage of bulky waste to address comments made by the WCC refuse officer (refer to Chapter 2 of this document and to Transport Assessment Addendum);
7. The design of the Cundy Street carriageway has been changed to ensure that only three residential parking bays need to be relocated instead of 10, this follows comments made by the WCC highways officer (refer to Transport Assessment Addendum);
8. Following comments made by The Metropolitan Police a raised table is no longer proposed at the south-east corner of Ebury Square (refer to Chapter 3 of this document and to Transport Assessment Addendum);
9. Two larger trees (6-9 metres in height rather than 4.5-5.5m) than were originally proposed will be provided along Avery Farm Row (refer to Chapter 3 of this document);

This substitution does not seek to change the massing or external design as proposed as part of the full planning and listed building consent applications.

## Amendments to Proposed Buildings

The changes listed below are minor amendments to the plans of the proposed scheme as a result of on-going consultation with Westminster on matters surrounding waste management. This includes:

- i. The provision of additional information to prove the sufficient capacity of refuse holding areas within the Ground Floors of Buildings A, B and C respectively
- ii. The provision of additional information to prove the sufficient capacity of refuse storage for general waste, recycled waste, food waste and cooking within the Basements of Buildings A, B and C
- iii. Minor amendments within the proposed cycle stores within the Basements of Buildings A, B and C to provide additional area in compliance with the TfL London Design Guide
- iv. Minor amendments within the proposed refuse store with the incorporation of a dedicated 'Bulky Storage' space within the Basement Plan of Building B
- v. Minor amendments within the proposed refuse store with the incorporation of a dedicated 'Bulky Storage' space within the Ground Floor Plan of Building C

There have been no changes made to the external appearance, massing or materiality of the Proposed Development as submitted in May 2020.

## Amendments to Public Realm, Landscaping & Tree Strategy

A series of consultation meetings were held between May and August 2020 with local residents relating to the proposed landscape architecture for Ebury Square Gardens. The conclusions of these workshops resulted in the following changes being proposed as a means of being more in keeping with the historical character of this public space:

- i. Maintaining existing path routes and fountain location
- ii. Creating more diverse and dispersed activity areas for children and adults
- iii. Moving Semley Place cycle racks closer to Avery Farm Row

It is proposed to increase the height of two trees from the 4.5m-5.5m range to the 6-9m range on Avery Farm Row. Further details are provided within the accompanying Arboricultural Assessment Addendum with regard 139 newly planted trees being the maximum that can be provided within the site given the range of constraints. However an exercise has also been undertaken and is included within this addendum to show where street planting / greening initiatives have the potential to be undertaken locally, for discussion as part of the Section 106 heads of terms



2.0 Design Proposals Addendum

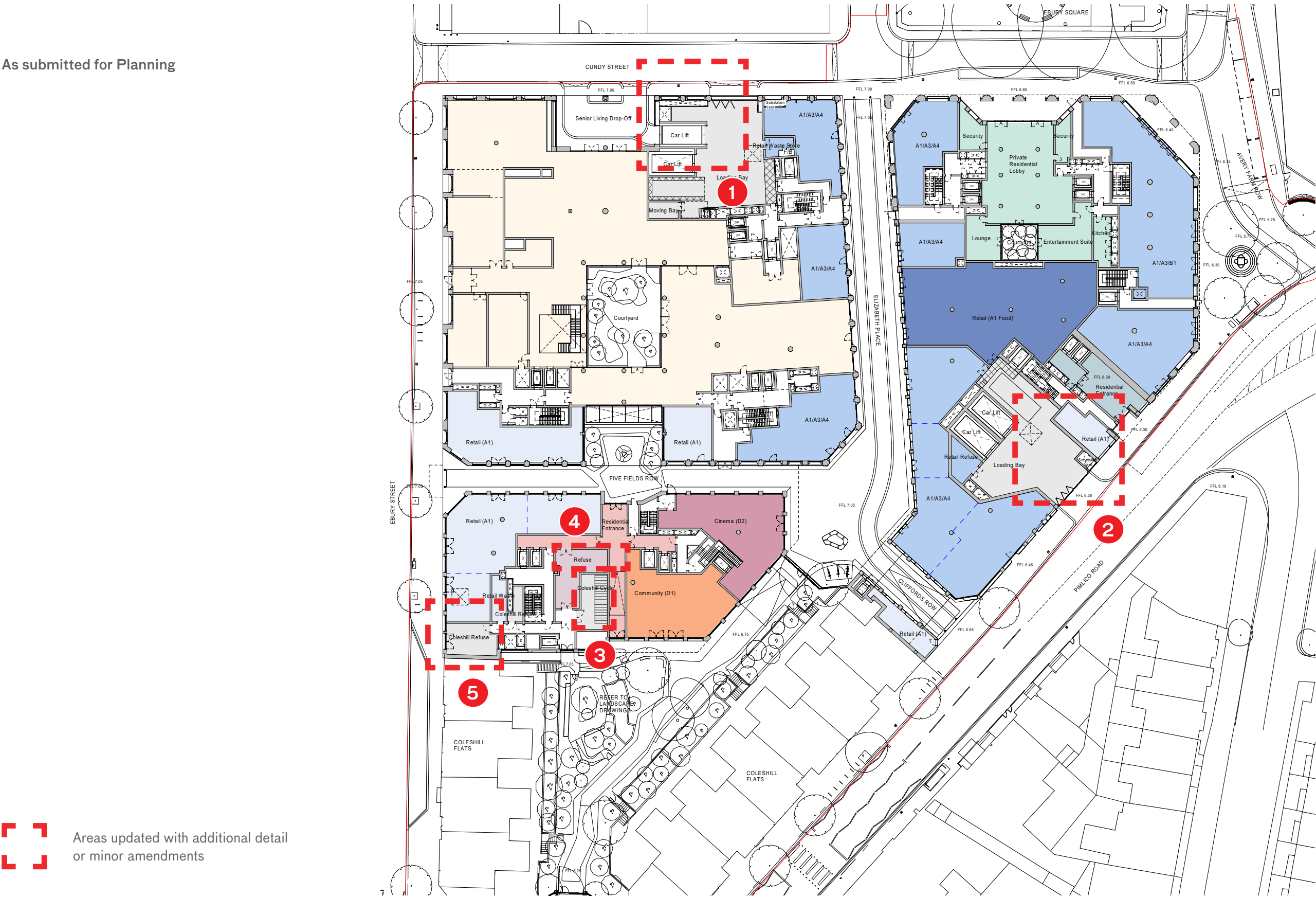




2.1 Architectural Design

Ground Floor Plan

As submitted for Planning





## 2.1 Ground Floor


### Ground Floor Plan - Additional Detail and Minor Amendments

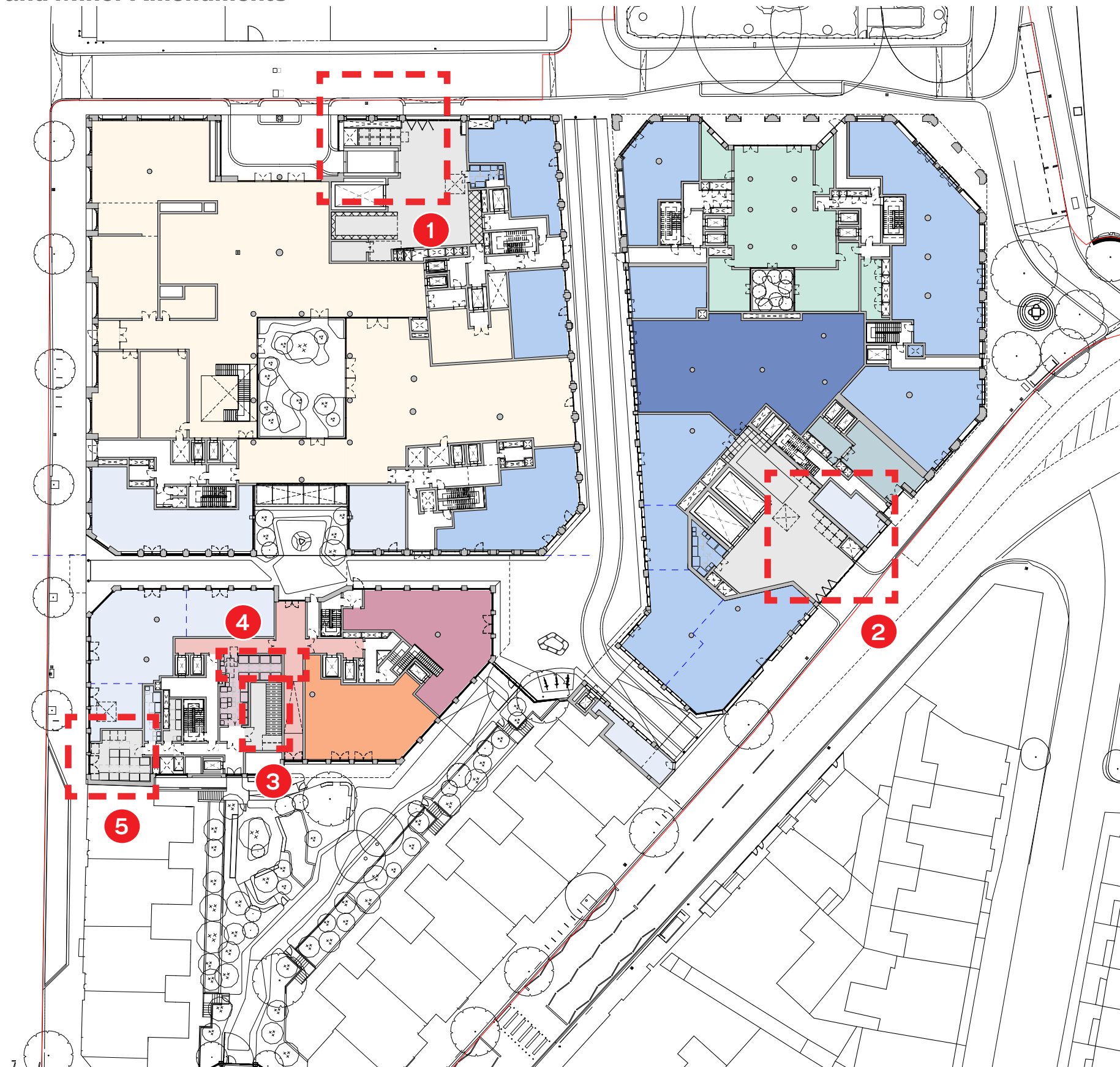
#### Amended floor plan

The provision of additional information has been included in the named areas below (and indicated on the plan) following Westminster City Council's request for clarity on the sizes and capacity of bins and cycle spaces for the following areas:

1. Building A : Loading Bay
2. Building B : Loading Bay
3. Building C : Coleshill Flats Residents Cycle Store
4. Building C : Refuse Store
5. Building C : Coleshill Refuse Store

The only amendment required to the submitted May 2020 plan is to the Coleshill Refuse Store (5), which had to be increased in size to align with the capacity requirements in WCC's waste management recommendations.

 Areas updated with additional detail or minor amendments





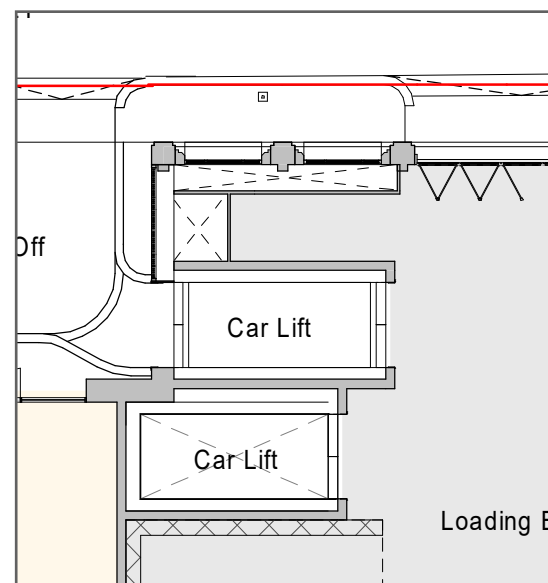
## 2.1 Ground Floor

### Ground Floor Plan - Additional Detail and Minor Amendments

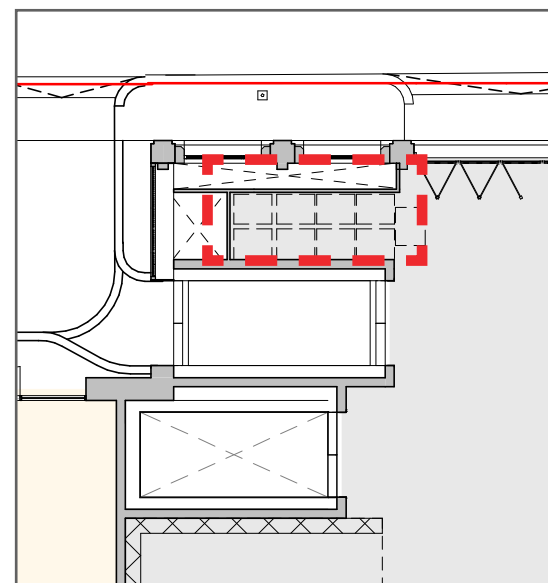
#### 1. Building A : Loading Bay

More detail added to indicate general refuse holding area at ground floor level. Layout indicates the maximum number of bins that will be collected at one point.

No changes to the general arrangement have taken place as a result of this.



As submitted for planning (May 2020)

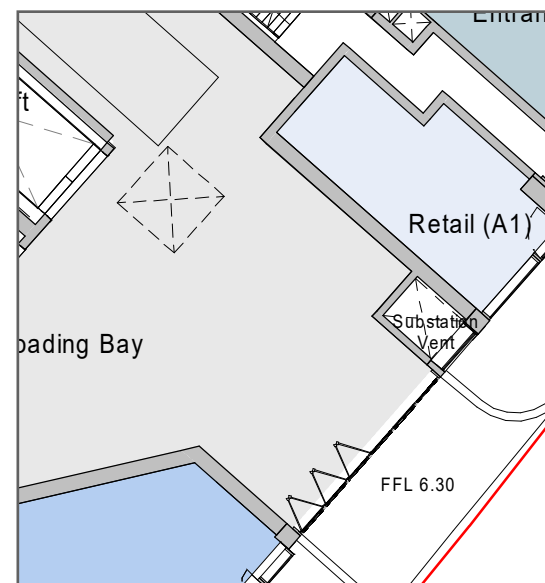


Additional information added for Addendum

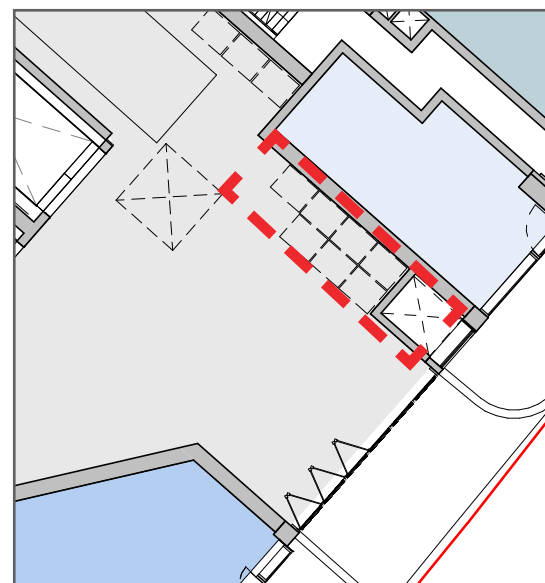
#### 2. Building B : Loading Bay

More detail added to indicate general refuse holding area at ground floor level. Layout indicates the maximum number of bins that will be collected at one point.

No changes to the general arrangement have taken place as a result of this.



As submitted for planning (May 2020)

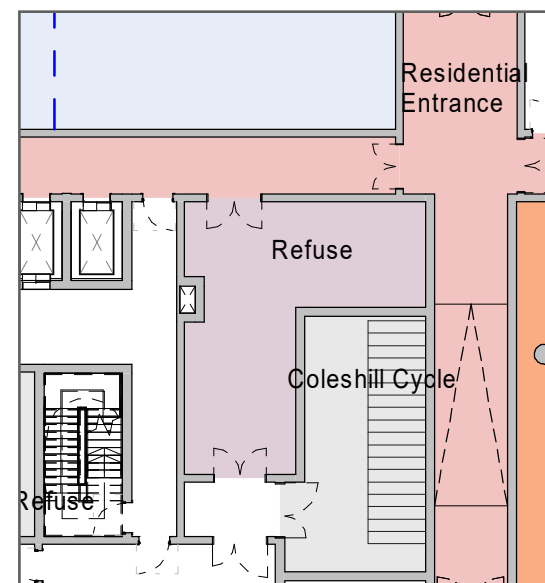


Additional information added for Addendum

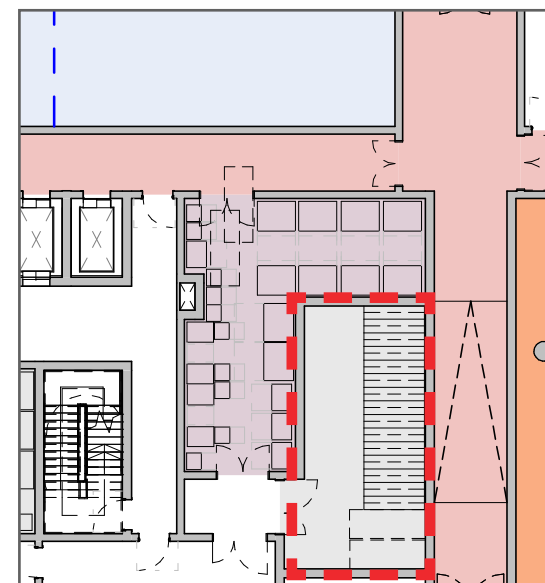
#### 3. Building C : Coleshill Flats Residents Cycle Store

Cycle racks layout was amended in Coleshill Flats Resident Cycle Storage in Building C to provide larger cycle spaces.

No changes to the general arrangement have taken place as a result of this.



As submitted for planning (May 2020)

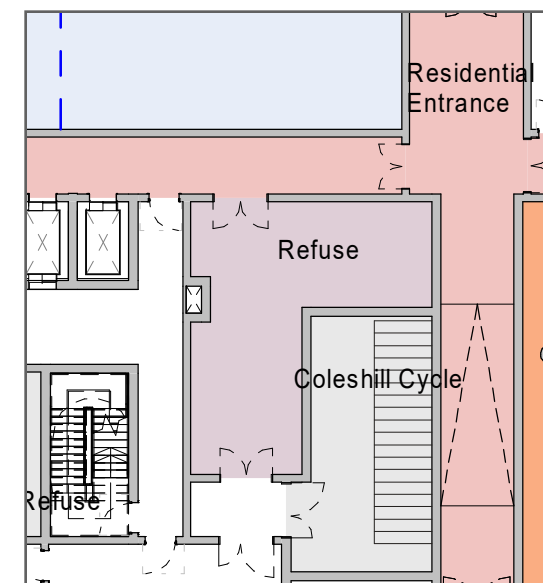


Additional information added for Addendum

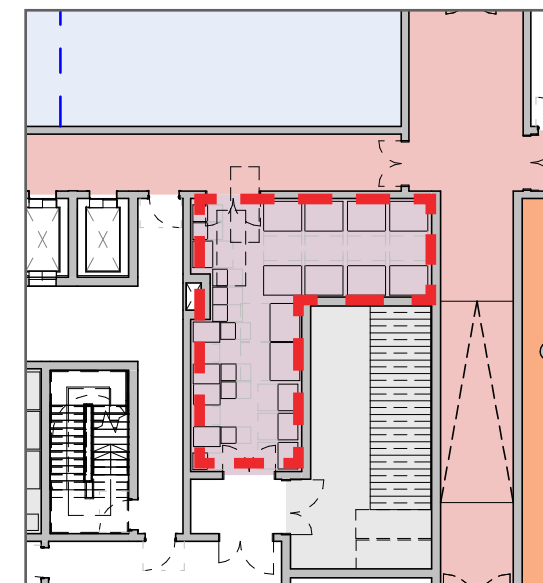
#### 4. Building C : Refuse Store

More detail added to indicate bin layouts based on a maximum capacity for general waste, recycling, food waste and waste cooking oil.

No changes to the general arrangement have taken place as a result of this.



As submitted for planning (May 2020)

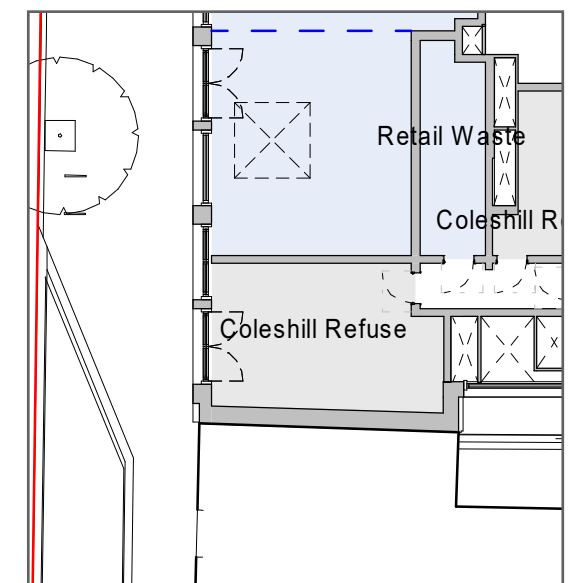


Additional information added for Addendum

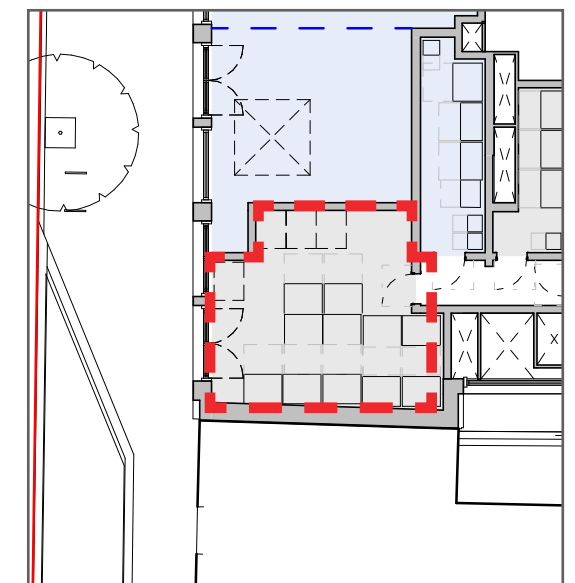
#### 5. Coleshill Refuse Store

Following consultation with WCC's Waste Officer, a temporary holding area for bins located elsewhere in the building and 'bulky storage' within Building C has been proposed, avoiding the placement of such items on the pavement for collection.

To accommodate this space, Retail area was reduced.



As submitted for planning (May 2020)

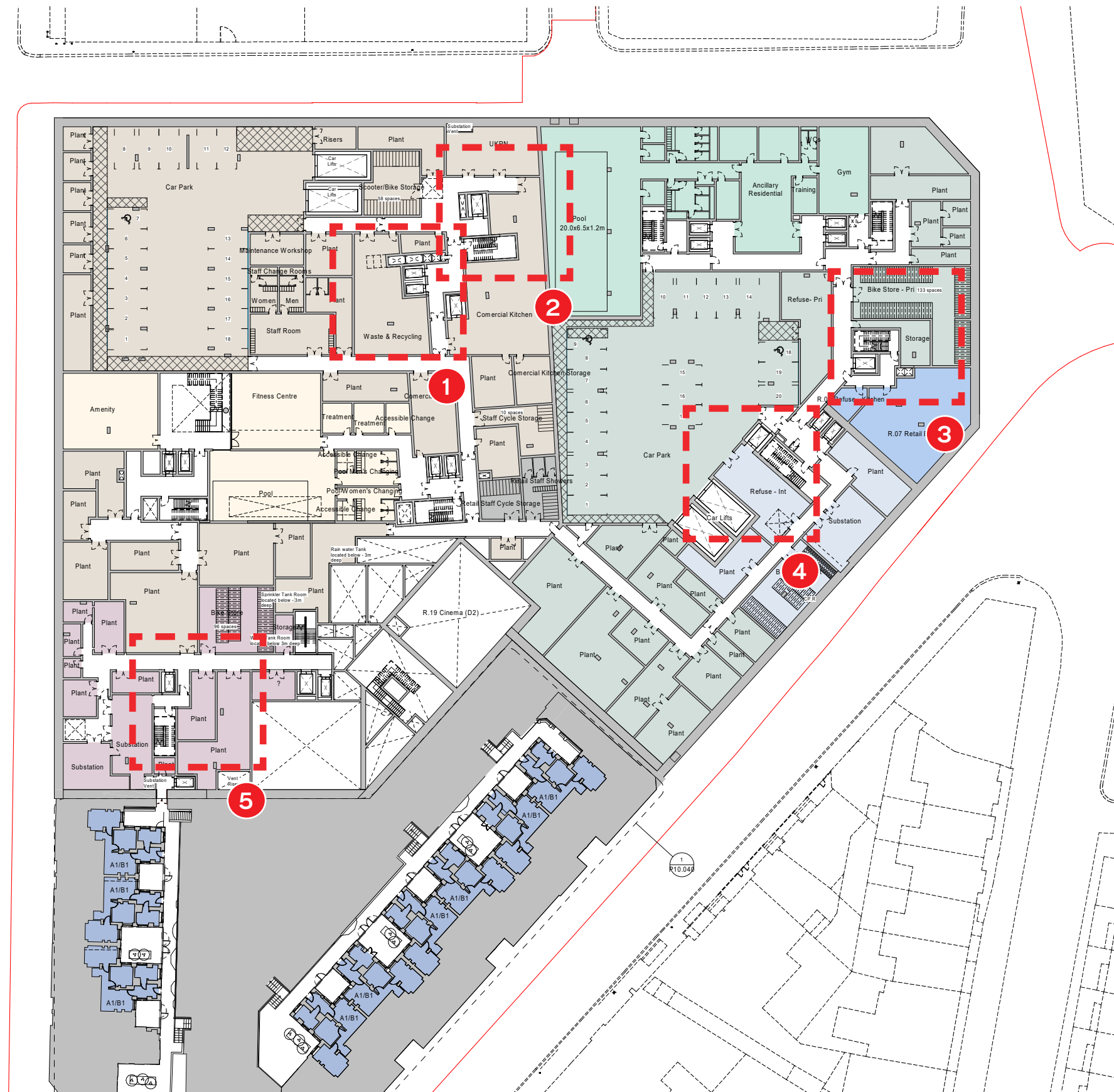
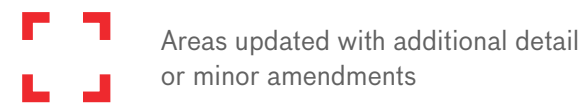


'Bulky Storage' and temporary bin holding area included within Building C



## Basement Plan

As submitted for Planning






## 2.2 Basement

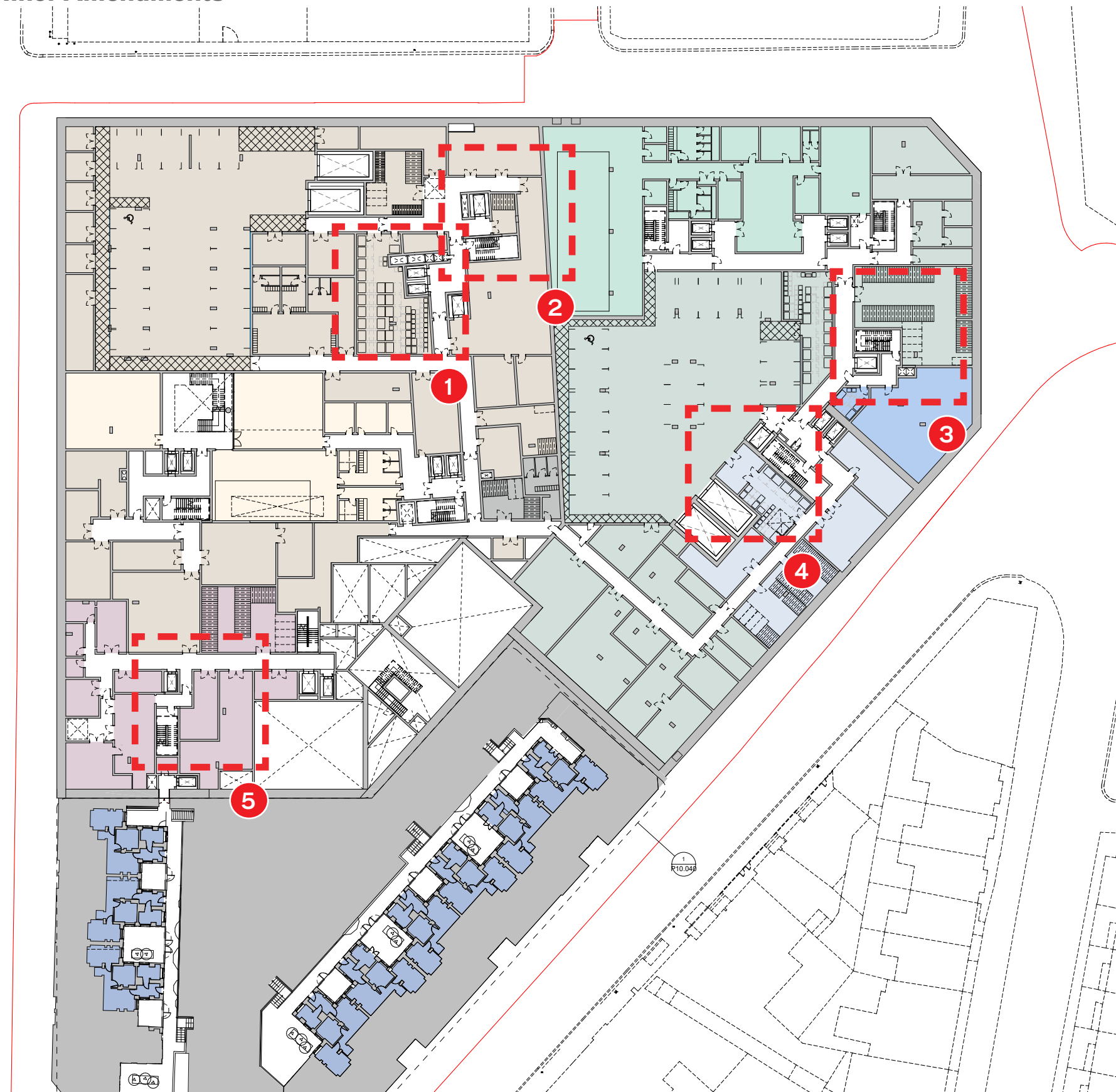
### Basement Plan - Additional Detail and Minor Amendments

#### Amended floor plan

Similarly to the Ground Floor Plan, the following highlighted areas are those that have been subject to either the inclusion of additional information or minor changes based on consultation feedback:

1. Building A : Refuse Store
2. Building A : Bike Store
3. Building B : Bike Store
4. Building B : Refuse Store
5. Building C : Bike Store

 Areas updated with additional detail or minor amendments





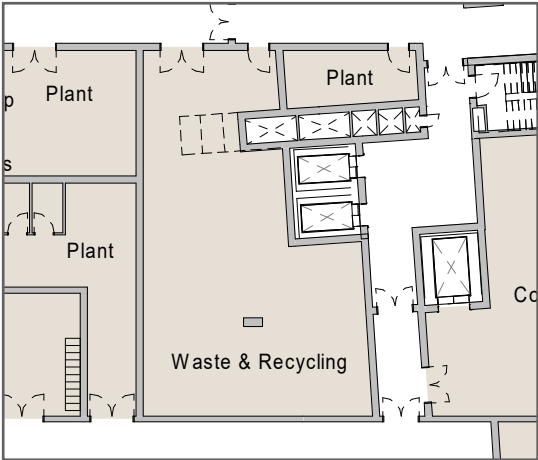
# 2.2 Basement

## Basement Plan - Additional Detail and Minor Amendments

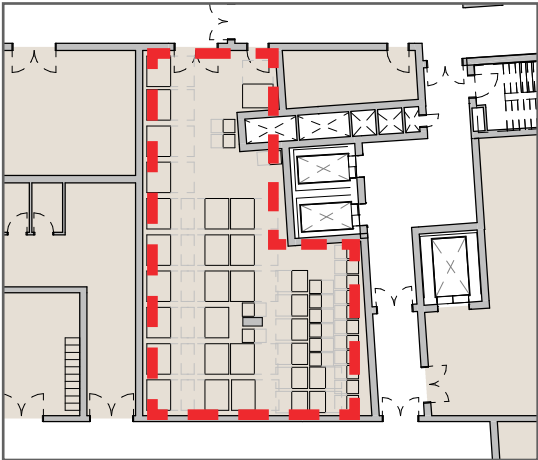
### 1. Building A : Refuse Store

More detail added to indicate bin layouts based on a maximum capacity for general waste, recycling, food waste and waste cooking oil.

No changes to the general arrangement have taken place as a result of this.



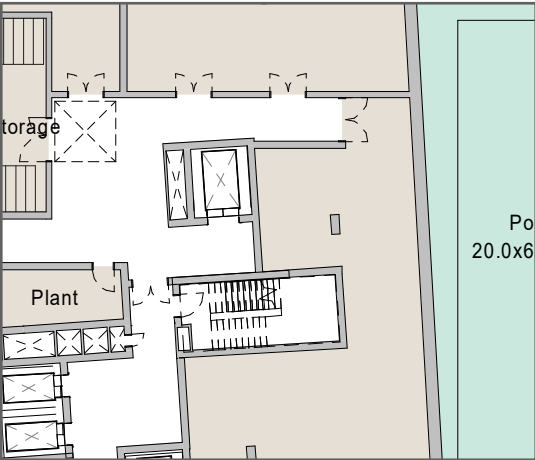
As submitted for planning (May 2020)



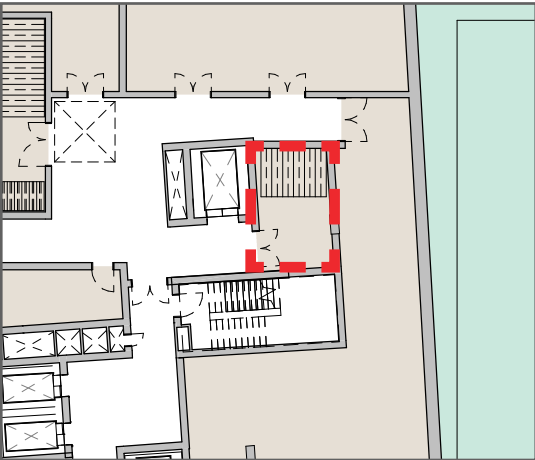
Additional information added for Addendum

### 2. Building A : Bike Store

Minor amendments to internal cycle store layout in response to GLA comments for cycle spaces to comply with TfL London's Cycling Design Standards. As a result, more cycle racks and space for larger bikes are now provided.



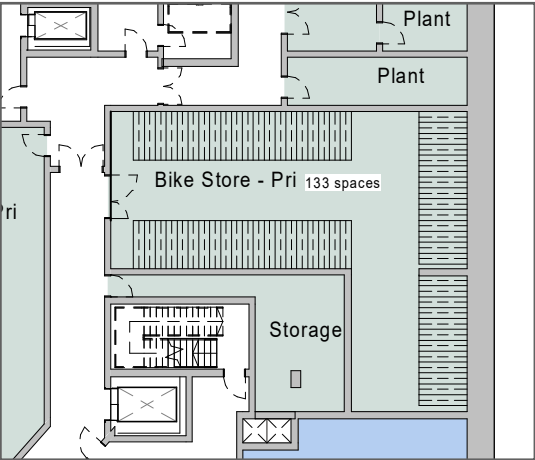
As submitted for planning (May 2020)



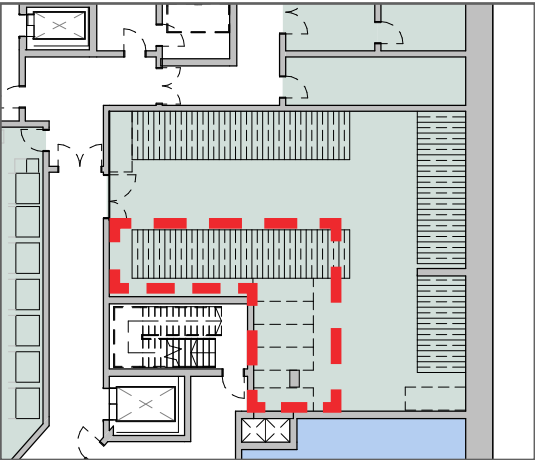
Minor Amendments for Addendum

### 3. Building B : Bike Store

Minor amendments to internal cycle store layout in response to GLA comments for cycle spaces to comply with TfL London's Cycling Design Standards. As a result, more cycle racks and space for larger bikes are now provided.



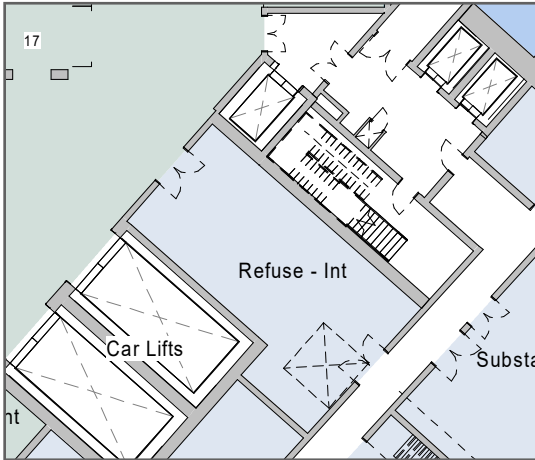
As submitted for planning (May 2020)



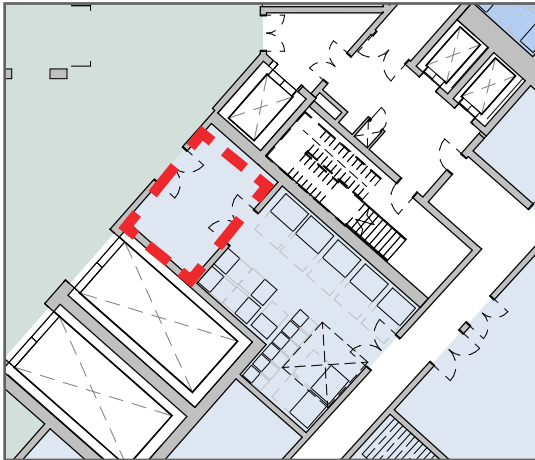
Minor Amendments for Addendum

### 4. Building B : Refuse Store

Following consultation with WCC's Waste Officer, a designated temporary holding area within Building B's Intermediate Tenure has been proposed to host 'bulky storage'.



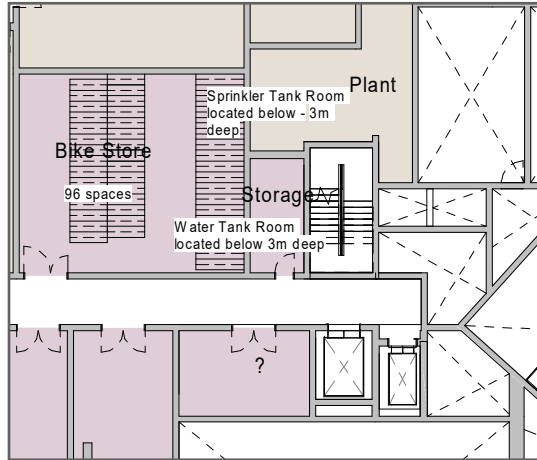
As submitted for planning (May 2020)



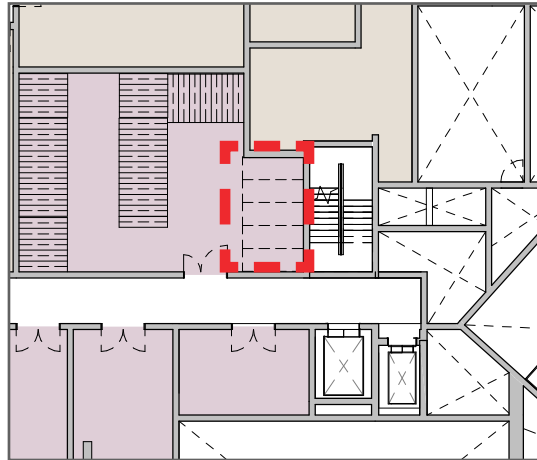
Additional information added for Addendum

### 5. Building C : Bike Store

Minor amendments to internal cycle store layout in response to GLA comments for cycle spaces to comply with TfL London's Cycling Design Standards. As a result, space for larger bikes is now provided.



As submitted for planning



Minor Amendments for Addendum



## 3.0 Landscape and Public Realm Design Addendum

---

Prepared in collaboration with  
Todd Longstaffe-Gowan





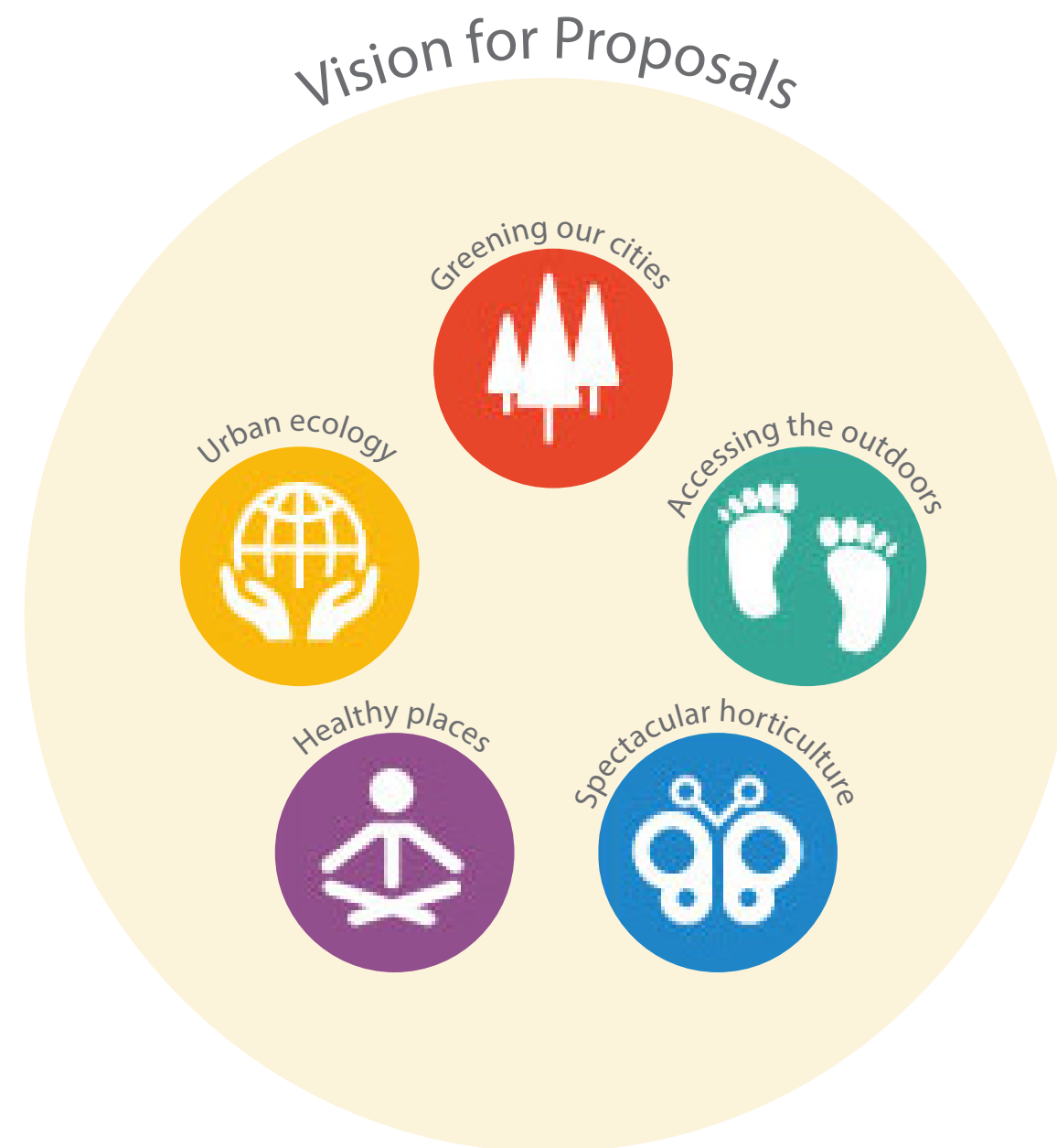
## Introduction to Revised Proposals

Following submission of planning application in May 2020, some local residents raised some concerns to the proposed designs for Ebury Square Gardens. In response, the Applicant arranged a series of consultations in order to address directly their concerns and revise the landscape proposals having taken account of the feedback received during these sessions.

Additionally, revised proposals have benefited from wider consultations and studies that have been carried out by the Applicant in respect of Grosvenor Square proposals.

The outcome of the consultation for both developments has been distilled into five principles that have informed the revisions outlined within this addendum. The contributing themes include:

1. Greening our cities
2. Accessing the outdoors
3. Spectacular horticulture and biodiversity
4. Healthy places
5. Urban ecology





# 3.1 Ebury Square

## 3.1.1 Existing Conditions

As was previously detailed in the submitted documents, Ebury Square comprises approximately 2,400 m2 (0.6 acres) bounded by Walden House to the southwest, a recently-constructed residential development to the northwest (No. 1 Ebury Square), Semley Place to the northeast, and the Belgravia Police Station to the southeast. The site benefits from 13no. mature London Plane trees (Platanus x acerifolia) ranging in height from 22m to 25m. Please refer to the Arboricultural Chapter for information on proposed tree works.

The present design of the Square is arranged centrally around a fountain with seating and radial paths connecting to a larger circuit that skirts the perimeter. Lawns on either side of the paths are patchy and do not encourage active recreation. Poor growing conditions may be caused by low light levels and compacted ground.

Unfortunately, Ebury Square experiences issues with anti-social behaviour, which has been raised by concerned local residents during public consultations. Dense, overgrown planting and under maintenance have exacerbated the issue and require urgent attention in order that this space may be recovered for the enjoyment of the neighbourhood and wider public.





## 3.1 Ebury Square

### 3.1.1 Existing Conditions



High, dense shrubbery at the perimeter exacerbates anti-social behaviour



Ebury Square pavements looking north with bothy on right hand side of image



View south towards Avery Farm Row and Pimlico Road with Walden House on the right hand side of image



Fountain positioned at the centre of the Square



Patchy lawns may be the result of low-light levels and compacted soils



Central fountain as viewed from the circuit path looking east



## 3.1 Ebury Square

### Submitted Proposals, May 2020

Dashed white line indicates dedicated playspace/ activity area.



### Amended Proposals

Existing general arrangement is maintained with playspaces/ activity areas distributed throughout;  
Dashed white line indicates dedicated playspace/ activity area.





# 3.1 Ebury Square

## 3.1.2 Amended Proposals

Amended proposals have sought to address the concerns by some local residents. A number of consultations were carried out during with the Applicant listened to concerns, developed design options in response, and re-consulted before finalising the amended proposals.

Consultation Type	Date
Public Webinars	29th April 2020 7th May 2020 11th May 2020
Ebury Square Webinar	4th June 2020
Virtual Meeting with Semley House Residents	10th June 2020
Meeting on site with Semley House Residents	17th June 2020
Meeting on site with Semley House Residents	15th July 2020
Virtual Meeting with Semley House Residents	20th August 2020

Proposals at Ebury Square aim to meet the five design principles established through consultation by the Applicant by:

- 1. Greening our city through improved planting so as to increase biodiversity and green infrastructure
- 2. Encourage access to the outdoors by activating the Square, providing playspaces, and address issues of anti-social behaviour
- 3. Highlighting horticulture by enhanced planting that offers greater seasonal interest
- 4. Creating healthy places for the wider community and adult activity areas
- 5. Promoting urban ecology through incorporation of bird and insect boxes that provide habitat

Items in red indicate changes from submitted proposals.



Ebury Square plan of proposals






# 3.1 Ebury Square

## 3.1.2 Amended Proposals: Playspace/ Activity Areas

As part of the amended proposals for Ebury Square Gardens, dedicated playspaces are distributed across the Square as opposed to being concentrated in one area. This more dispersed spatial strategy includes many benefits such as more equal activation across the Square and more varied types of spaces for different age bands to enjoy and explore.

Playspaces are varied in terms of equipment, catering both to the 0-5 years age band and the 6-11 years age band, and also include educational-ecological elements such as bird and insect boxes. An adult activity area is included near to the NE entrance at Semley Place, which will offer flexible space for a number of activities.

-  Playspace for aged under 5 = 189 m2
-  Playspace for aged 6-11 = 214 m2
-  Adult activity area = 30 m2

Note: Refer to Section 4.4 Playspace Strategy for overview of site-wide playspace distribution per age band





## 3.1 Ebury Square

### 3.1.2 Amended Proposals: Playspace/ Activity Areas Precedent Images



Active play is encouraged with elements in natural materials that are relatively low in height



Varied surfaces may offer visual and tactile interest for both children and adults



Opportunities for adult exercise groups



Playful paths in natural materials encourage exploration and connect playspaces distributed across the Square



Insect box at Hampton Court provides habitat for invertebrates and opportunities for education



Playground at St James's Park successfully incorporates elements in natural materials and soft planting



## 3.1 Ebury Square

### Submitted Proposals, May 2020

View from NE corner entrance at Semley Place showing dedicated playspace;  
Refer to view cone on page 17.



### Amended Proposals

View from NE corner at Semley Place showing maintained path arrangement and flanking playspaces/ activity areas;  
Refer to view cone on page 17. Refer to 3.1.2 for additional playspace view.





# 3.1 Ebury Square

## 3.1.2 Amended Proposals

As an outcome of the extensive consultation process, a number of key updates to the proposals have emerged:

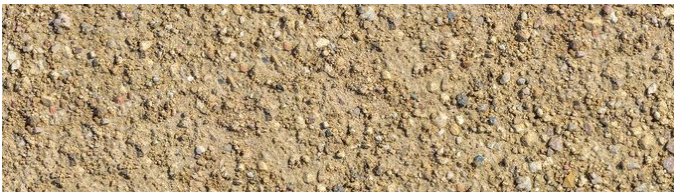
- 1. Retention of the fountain at the centre of the Square with full refurbishment
- 2. Retention of commemorative timber benches and plaques within the Square
- 3. Retention of existing path arrangement with an overall reduction in impermeable area by narrowing the path widths and changing the surface material
- 4. Decentralised, disparate distribution of activity areas across the Square
- 5. Relocation of 12no. proposed cycle spaces at Semley Place and removal of the proposed central entrance
- 6. Retention of the NW and NE corner entrances at Semley Place
- 7. Decommissioning of the entrance opposite No. 1 Ebury Square
- 8. New lantern lighting above each entrance gate (4no. total) and moonlighting above the central fountain
- 9. Higher planting at the perimeter to screen parked vehicles and reduce airborne pollutants within the Square
- 10. Retention of the public waste and recycling bins in their existing location opposite the Belgravia Police Station

Items in red indicate changes from submitted proposals.

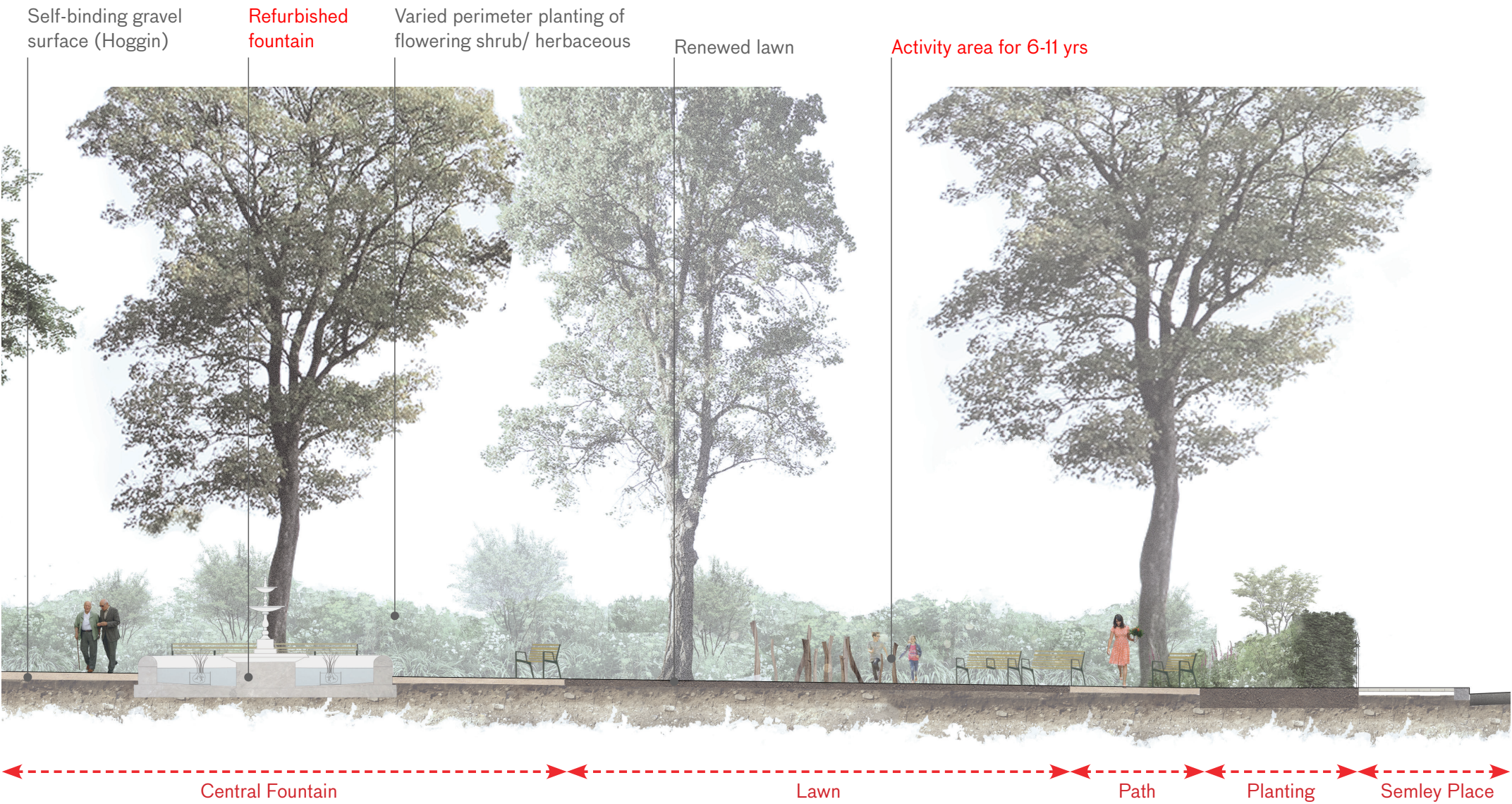
Outline Materials Specification:



Yorkstone Flags



Self-binding Gravel (Hoggin)



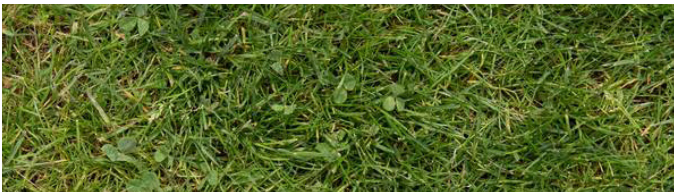
Section



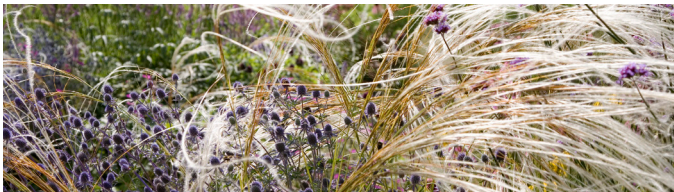
Steel Edge



Woodchip



Lawn



Herbaceous Planting



Flowering Shrubs



Mixed Native Hedge



## 3.1 Ebury Square

### 3.1.2 Precedent Images



Large central lawn with perimeter shrub planting at Charterhouse Square, London



Mixed shrub and herbaceous borders add aesthetic and biodiverse features at Charterhouse Square, London



C19th photo of Ebury Square



Flag iris proposed to be planted within fountain basin



Seat-wall surrounding the basin at the Joy of Life Fountain, Hyde Park, London



# 3.2 Avery Farm Row

## 3.2.1 Existing Conditions

As set out in the submitted proposals, Avery Farm Row is an existing street connecting Ebury Square and Pimlico Road comprising an area of approximately 550 m2 and bounded by Walden House to the west and Fountain Court to the east. The street benefits from the presence of the Grade II listed Marquess of Westminster Memorial Fountain, which is positioned upon a piece of pavement inset within the front gardens of Fountain Court.

At present, the one-way vehicular lane is bounded by raised kerbs and a cycle lane on its western edge and on-street parking spaces and raised kerbs on its eastern edge. The public realm is excessively hard-paved and the lack of drop-kerbs or a pedestrian crossing discourages movement along Pimlico Road.

The immediate area lacks shrub or tree planting, however, there is a narrow space forming the front gardens of Fountain Court that offers a small amount of visual amenity.



Avery Farm Row plan of existing conditions

Yorkstone pavement at fountain base  
Fountain Court front gardens



## 3.2 Avery Farm Row

### 3.2.1 Existing Conditions



Spire of St Barnabas visible from Avery Farm Row



Fountain plumbing does not function properly



Marquess of Westminster Memorial Fountain in front of Fountain Court



Yorkstone base of fountain suffers from poor drainage and shoddy repairs



Radial pavement pattern emanates out from fountain



Railings and concrete flags in front of Walden House with Ebury Square in background



## 3.2 Avery Farm Row

### Submitted Proposals, May 2020



### Amended Proposals

Additional short-stay cycle parking is proposed at north and south ends totalling 12no. spaces; These spaces were re-located from their position at Semley Place as part of submitted proposals in response to feedback from local residents





## 3.2 Avery Farm Row

### 3.2.2 Revised Proposals

As set out within the submitted documents, proposals at Avery Farm Row aim to:

1. Create a new piece of public space hosting the listed Memorial Fountain
2. Re-align the vehicular lane so as to maximise the pedestrian area but retain access for cyclists and vehicles
3. Plant 5no. trees to improve the pedestrian experience and increase greening on Pimlico Road
4. Provide more cycle parking

Avery Farm Row is to be an expanded area of public realm comprised principally of yorkstone pavements and street tree planting. The reconfiguration will retain the existing cycle lane and introduce a raised table that will effectively link pedestrian routes and ease street crossing. The Memorial Fountain is to be relocated to a central position that refocuses the gravity of the space. The existing yorkstone steps of the fountain are to be refurbished and reinstated where possible, and the fountain itself is to be re-plumbed. Tree planting includes 4no. Gleditsia triacanthos f. inermis at 7m height and 1no. Quercus phellos at 10m height.

Amended proposals include 12no. short-stay cycle spaces that have been relocated from their original position at Semley Place. This change was a response to feedback from local residents and the desire for more cycle parking along Pimlico Road.

Items in red indicate changes from submitted proposals.



Avery Farm Row plan of proposals

Brass band pavement detail

Tactile paving

Proposed cycle stands (6no. spaces)

Proposed road works - Refer to Transport Chapter



3.2 Avery Farm Row

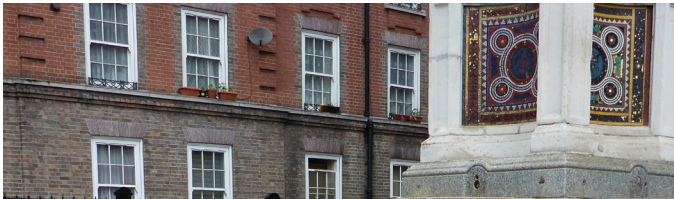
3.2.2 Revised Proposals



Yorkstone Flags



Granite



Memorial Fountain



Brass Band

Items in red indicate changes from submitted proposals.



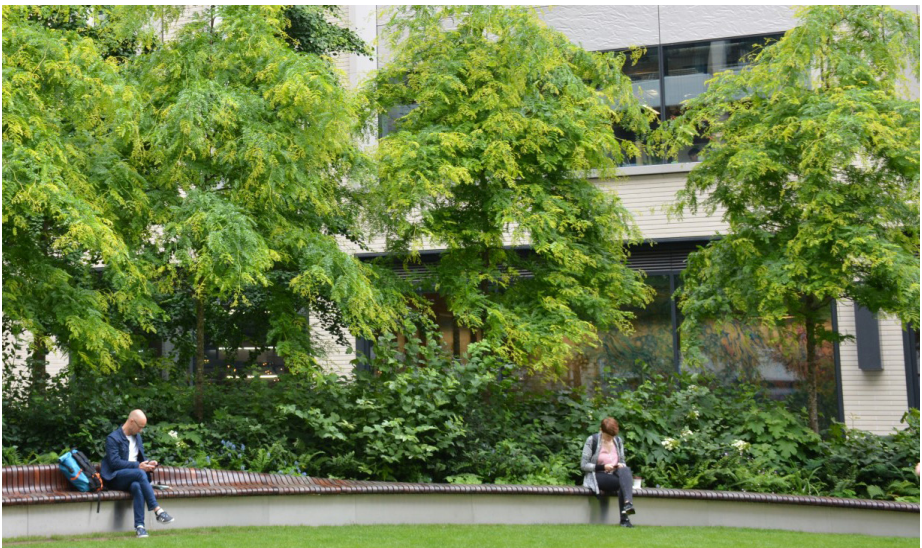
Fountain steps may serve as seating, such as at Seven Dials



Section through Avery Farm Row



Timber seat to face Memorial Fountain designed to deter anti-social behaviour



Gleditsia triacanthos f. inermis' feathery foliage allows light to the ground plane



3.3.1 Proposed Removals, Retention and Works

As set out in the submitted proposals, trees on the development site were surveyed in July 2017 and later checked throughout 2019 by Tim Moya Associates in order to identify key trees and to inform the design team of the main constraints. Trees were inspected from the ground level only and survey methodology has followed the recommendations of BS 5837. Note than in addition to the trees marked for removal in the diagram right, a mixed hedge running SW-NE along Ebury Street is also proposed to be removed. Please refer to the Arboricultural Report for further details.

The site benefits from the presence of a number of existing trees, however, many of them have been categorised as Cat. C or Cat. U, i.e. 66% of total number.

Amended proposals aim to recycle the timber from felled trees to construct raised planters for edibles and wooden slats atop the stone seats within Elizabeth Place Gardens.

Existing Tree Works:

Category	Removed	Retained	Total
Category A	0	7	7
Category B	11	15	26
Category C	60	2	62
Category U	3	0	3
Total	74	24	98



Plan showing tree removals and retention

- Category A: Retained
- Category B: Retained
- Category B: Removed
- Category C: Removed
- Category U: Removed
- Site Boundary



Fraxinus angustifolia (Cat. B), smaller grouping of mostly Cat. C, and mixed hedge along Ebury Street to be removed



Quercus palustris (Cat. B) along southern site boundary, viewed from Pimlico Road, to be removed



Ilex aquifolium (Cat. C) back left, Prunus padus (Cat. U) front right, at entry of car park to be removed



# 3.3 Tree Planting Strategy

## 3.3.2 Amended Proposals




The amended proposals continue to include new tree planting throughout the development site within the public realm and atop the podium and roof terrace gardens. The aim is to:

- 1. Increase biodiversity and species range
- 2. Improve quality of tree stock
- 3. Provide expanded habitat, especially for birds and invertebrates
- 4. Enhance visual amenity with variety of species that exhibit seasonal interest

Both submitted and revised proposals include **139no. newly-planted trees**, which will replace the **74no. trees** proposed to be felled as part of enabling works; this represents an overall increase of **66%** from the number of existing trees. **30no.** of these trees are to be specimens that have relatively high amenity value. **Amended proposals include increased heights for 2no. specimens.** Refer to the diagram right showing approximate locations of these specimens.

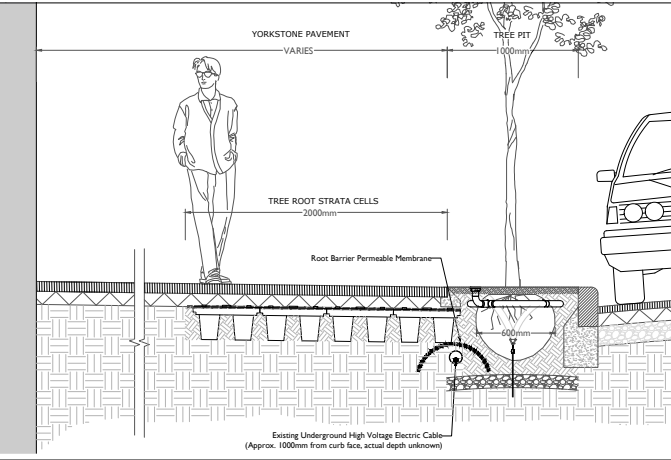
### Proposed Specimen Amenity Trees:

Tree Height	Submitted	Revised
4.5 - 5.5m	9no. 9no. G. triacanthos	7no. 1no. C. siliquastrum 6no. G. triacanthos
6 - 9m	17no. 1no. Q. palustris 1no. Q. phellos 3no. Q. robur fast. 12no. G. triacanthos	19no. 1no. Q. palustris 1no. C. siliquastrum 3no. Q. robur fast. 14no. G. triacanthos
10+m	4no. 1no. Q. phellos 1no. P. x acerifolia 2no. C. australis	4no. 1no. Q. phellos 1no. P. x acerifolia 2no. C. australis
<b>Total</b>	<b>30no.</b>	<b>30no.</b>

-  4.5 - 5.5m height specimen
-  6 - 9m height specimen
-  10+m height specimen



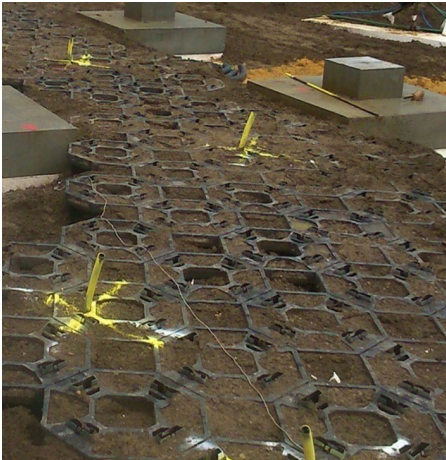
Masterplan showing site-wide amenity tree planting



Refer to drawing by Landscape Architect for tree pit detail; Note that this detail has not yet been approved by UKPN



Flexible, porous surface to tree pits allows for water percolation



Structural soil cells allow for expanded root growth beneath pavements



Quercus robur Fastigiata Koster is well-suited for narrow pavements



# 3.3 Tree Planting Strategy

## 3.3.2 Amended Proposals

Contextual constraints have informed the number, positions, and sizes of proposed tree planting:

Opportunities for planting larger specimens along Ebury Street are limited due to the proximity of underlying services to the kerb. For this reason, smaller stock have been chosen at 4.5m height at time of planting. These trees are to be planted at 15m centres, which we feel is appropriate given the scale of the street and architecture, and will provide ample room for growth and development.

Opportunities for planting along Pimlico Road have been maximised in consideration of the constraints of street furniture, the existing *Alnus glutinosa* currently at 15m height, and the visibility splays for entry to the loading bay. Four (4no.) proposed *Quercus robur fastigiata* 'Koster' specimen trees are to be planted at 6m height, which is the maximum planting height advisable for these pavements; this species, in particular, has been chosen for the narrow form and mature heights.

Opportunities for planting along Cundy Street were explored but the pavement widths are too narrow to propose street trees.

Amended proposals include the same number of trees as the submitted proposals (139no. total, 30no. specimen amenity), however, increased heights at planting have been specified for the 30no. specimens, including 7no. at 4.5-5.5m height range, 19no. at 6-9m height range, and 4no. at 10+m height range.

The Applicant has aimed to increase the number of mature trees where practicable in response to comments from Westminster City Council's Tree Officer.

Opportunities were identified to increase the height of 2no. trees from the 4.5-5.5m range to the 6-9m range, which represents the limit of what is deemed feasible based on these design drivers and parameters:

- 1. Suitability of location especially in regards to public footpaths and proximity to residential buildings
- 2. Feasibility of sourcing mature specimens and ensuring healthy establishment
- 3. Formation of relatively open canopies for the benefit of understory planting that is biodiverse, layered, and seasonally-varied
- 4. Provision of good level of sunlight for visitors' enjoyment

In addition, the amended proposals have considered scope of additional tree planting through a separate study undertaken by members of the Applicant's design team including the Landscape Architect, Arboriculturist, and Transport Consultant. Refer to the document contained within the Appendix 'Potential Tree Planting Locations Beyond Site'.

### Existing Tree Works:

Tree Height/ Category	Removed	Retained	Total
> 4.5m			
Category A	-	-	-
Category B	-	-	-
Category C	27no.	-	27no.
Category U	1no.	-	1no.
4.5 - 5.5m			
Category A	-	-	-
Category B	1no.	-	1no.
Category C	16no.	-	16no.
Category U	1no.	-	1no.
6 - 9m			
Category A	-	-	-
Category B	1no.	-	1no.
Category C	12no.	-	12no.
Category U	1no.	-	1no.
10+m			
Category A	-	7no.	7no.
Category B	9no.	15no.	24no.
Category C	5no.	2no.	7no.
Category U	-	-	-
Total	74no.	24no.	98no.

### Proposed Additional Trees:

Tree Height	Submitted	Revised
> 4.5m	109no.	109no.
4.5 - 5.5m	9no.	7no.
6 - 9m	17no.	19no.
10+m	4no.	4no.
Total:	139no. *	139no. *

\* Note: Including 24no. retained trees, total trees on site will equal 163no.

### Key: Tree Quality Assessment as per BS 5837

Category	Definition
A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
B	Trees of moderate quality with an estimated life expectancy of at least 20 years
C	Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
U	Trees that cannot realistically be retained as living trees in the context of the current land use for longer than 10 years



## 3.4 Playspace Strategy

### 3.4.1 Amended Proposals

As set out in the submitted proposals, the Applicant recognises the importance of high-quality and accessible playspaces for neighbourhoods in central London. In addition to offering opportunities for learning and exercise among children, playspaces provide areas for caregivers to meet and, in this way, they play a role in bringing together the wider community.

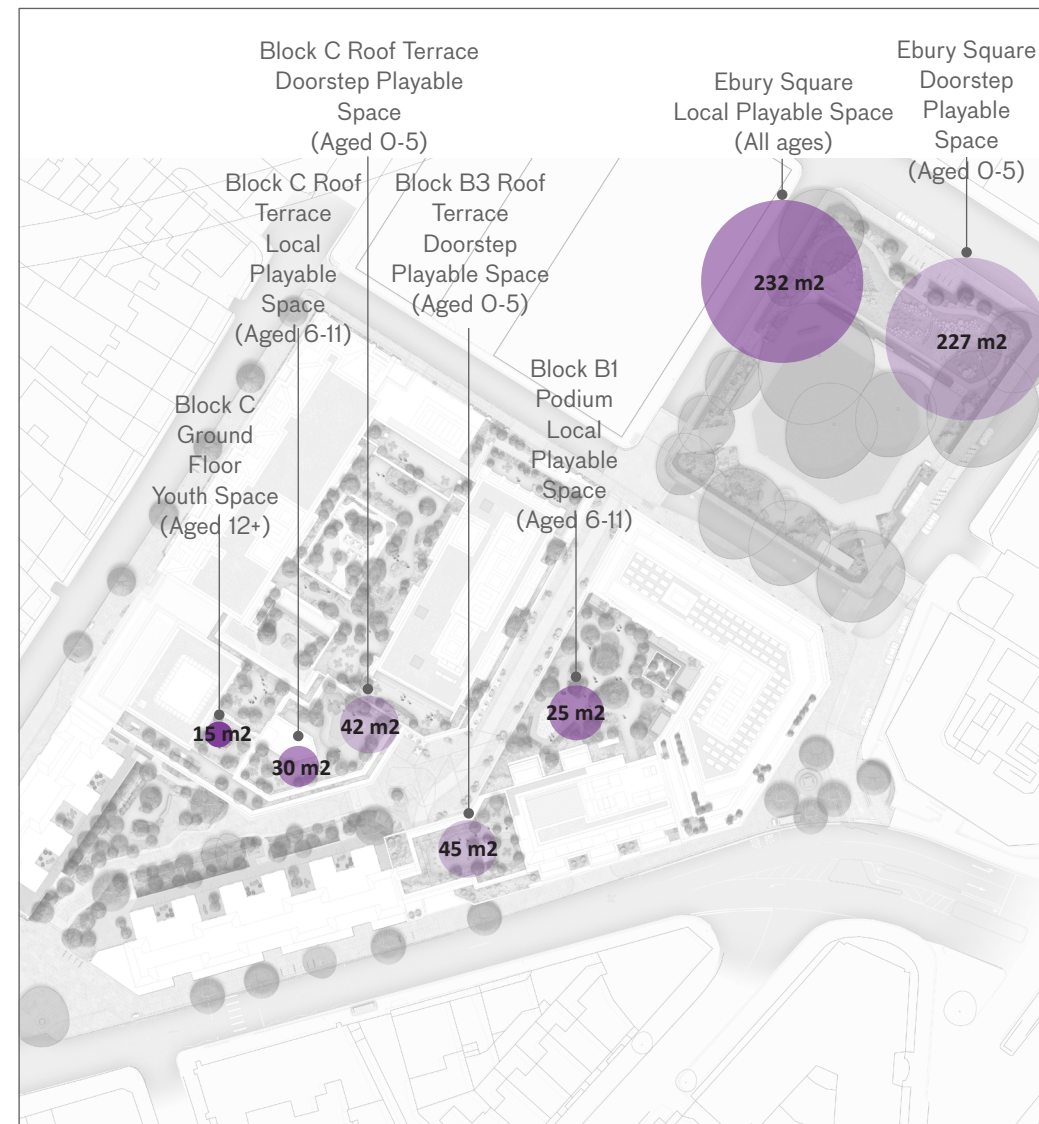
The GLA has set guidelines for provision of children's playspace and youth spaces based on the size of a development. In accordance with the Supplementary Planning Guidance document 'Shaping Neighbourhoods' (2012), the scheme projects 82.3no. children at the proposed development, each child requiring 10m<sup>2</sup>, which yields a minimum area requirement of 823m<sup>2</sup>. Ebury Square qualifies as 'Doorstep Playable Space' for Buildings A and B as it is less than 100m distance away. Building C is located at 150m from the Square so qualifies as 'Local Playable Space' for children aged 6-11, and an area of 'Doorstep Playable Space' has been provided on the 7FL for the age band 0-4 years, which has the least mobility.

As the amount of recommended Youth Space is significant, it is not possible to accommodate it on site; understandably, this is not unusual for a central London site. In lieu of provision, proposals entail an off-site contribution to upgrade existing Youth Spaces within 800m of the site. As part of the amended proposals for Ebury Square Gardens, dedicated playspaces are distributed across the Square as opposed to being concentrated in one area. This more dispersed spatial strategy, while marginally reducing the overall quantum of playspace (56 sqm) from the submitted proposals, has many added benefits such as more equal activation across the Square and more varied types of spaces for different age bands to enjoy and explore.

**The Proposed Development includes a total of 560 m<sup>2</sup> of children's and youths' play space:**

- Playspace for aged under 5 = 276 m<sup>2</sup>  
(88% provided of 314 m<sup>2</sup> recommended)
- Playspace for aged 6-11 = 269 m<sup>2</sup>  
(94% provided of 287 m<sup>2</sup> recommended)
- Youth Space for aged 12+ = 15 m<sup>2</sup>  
(7% provided of 223 m<sup>2</sup> recommended)

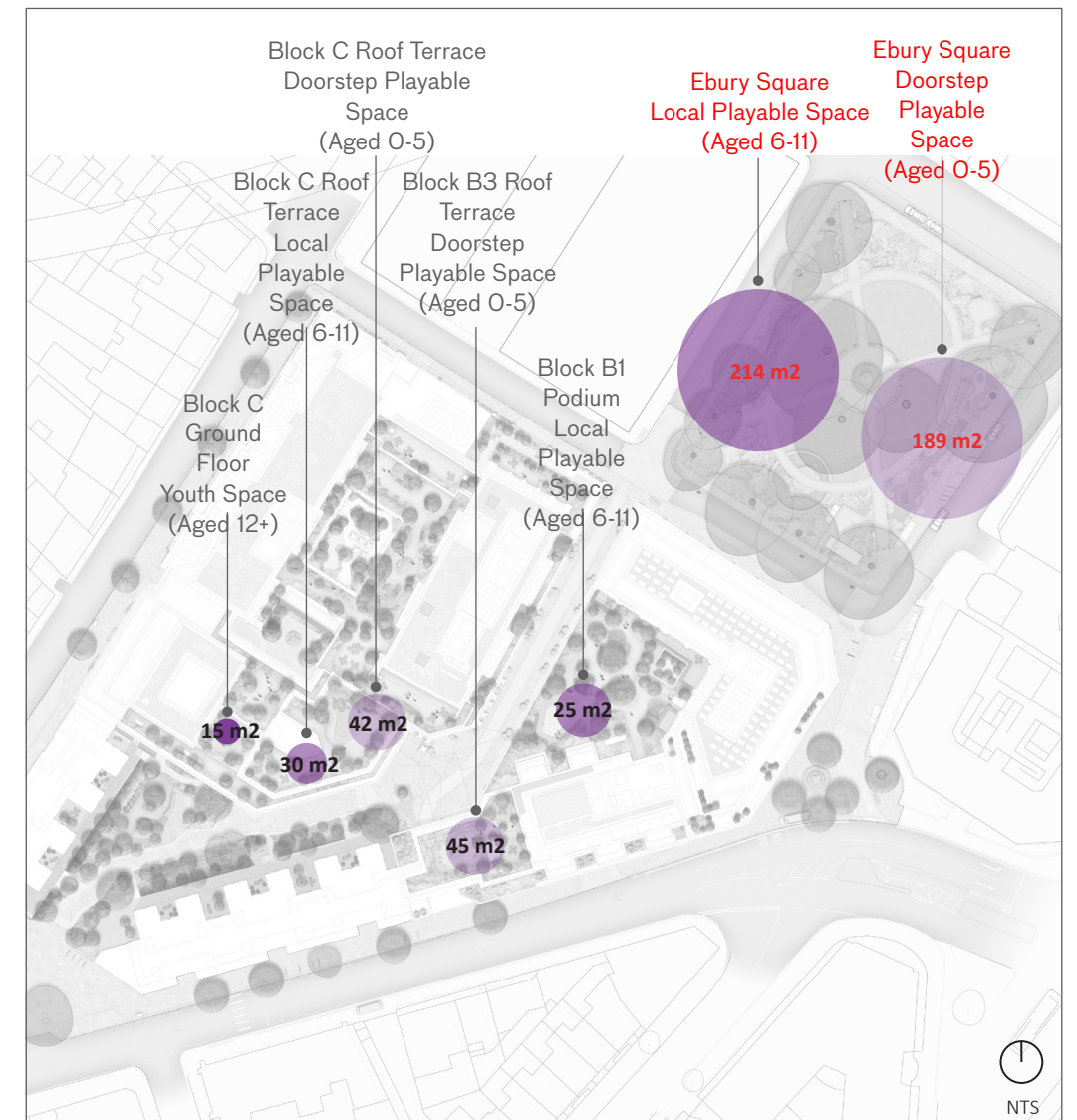
Items in red indicate changes from submitted proposals.



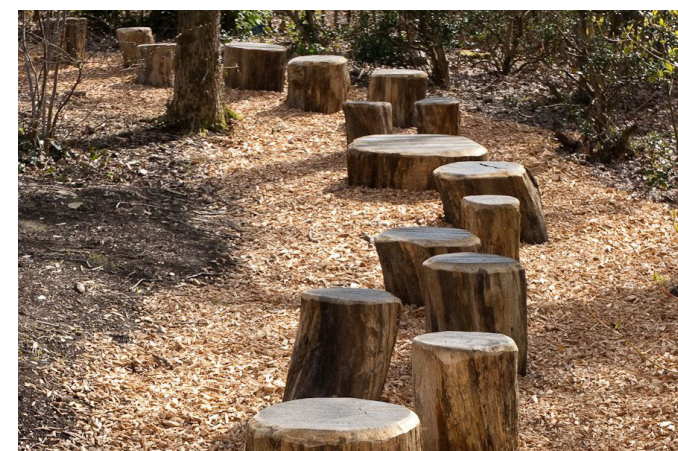
Submitted Proposals



Age-appropriate play equipment serves a range of children at Ebury Square



Amended Proposals



Play equipment formed of natural materials is proposed at Ebury Square



Rubber crumb surfaces and landform create playable landscapes on the roof terraces



Cundy Street Quarter

---

Appendix:  
Potential Tree Planting Locations  
Beyond Site

Prepared in collaboration with  
Todd Longstaffe-Gowan





Table of Contents

1.0 Introduction	03
2.0 Overview of Potential Locations	04
3.0 Small Trees	05
4.0 Large Trees	10
5.0 Species Palette	12
6.0 Living Pillars	13



# 1.0 Introduction

## Scope and Methodology

This study has been produced by Todd Longstaffe-Gowan Ltd on behalf of the Grosvenor Estate Belgravia (Applicant) as part of the planning addendum for the Cundy Street Quarter proposed development.

The Cundy Street Quarter proposals entail the removal of 74no. of the existing 98no. trees on the development site. In response to this proposed loss, landscape designs have specified 139no. newly-planted trees, which represents an overall increase of 66% from the number of existing trees.

Contextual constraints of the development site such as pavement widths and underlying services have limited opportunities for tree planting, however, designs include 30no. specimen trees ranging in height from 4.5m to 10+m (within the 139no. newly-planted trees).

Although no more trees can be provided within or immediately adjacent to the site, the Grosvenor Estate supports the greening of the wider area and therefore proposes to make a contribution as part of the Section 106 agreement to Westminster City Council to provide additional greenery in the local area. As such, the study presented here has sought opportunities for further tree planting and greening initiatives that may be carried out beyond the development site boundary by the Council.

The methodology for this study included appraisals of surrounding streets to assess suitability by the Landscape Architect, with further input by the Arboriculturist and Transport Consultant. Parameters have included pavement widths, initial sightline assessments, and turning radii; the presence of underlying services have not figured into this study.



## 2.0 Overview

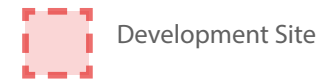
### Potential Tree Planting Locations Beyond Site:

#### Small Trees:

1. Pimlico Road
2. Pimlico Road and Bloomfield Terrace
3. St Barnabas Street and Bloomfield Terrace
4. Eaton Terrace and Graham Terrace
5. Eaton Terrace and Chester Row

#### Large Trees:

6. Buckingham Palace Road
7. Elizabeth Bridge and Hugh Street





### 3.0 Small Trees

#### Pimlico Road





### 3.0 Small Trees

Pimlico Road and Bloomfield Terrace





### 3.0 Small Trees

#### St Barnabas Street and Bloomfield Terrace





### 3.0 Small Trees

#### Eaton Terrace and Graham Terrace





### 3.0 Small Trees

#### Eaton Terrace and Chester Row





## 4.0 Large Trees

### Buckingham Palace Road





## 4.0 Large Trees

Elizabeth Bridge and Hugh Street





## 5.0 Species Palette

### Small Trees



*Carpinus betulus fastigiata*



*Parrotia persica 'Golden Bell Tower'*



*Platanus x hispanica*



*Tilia cordata*



*Ligustrum lucidum*



*Quercus robur fastigiata 'Koster'*



*Liriodendron tulipifera*



*Acer platanoides*



# 6.0 Living Pillars

## Design and Benefits

As an alternative to further tree planting beyond the development site, Westminster City Council may consider the installation of Living Pillars.

The Applicant has recently piloted a world first scheme in Belgravia, aimed at reducing air pollution, improving urban biodiversity, evapotranspiration cooling and noise reduction. Six lamp posts in Belgravia have been retro-fitted with green columns incorporating a range of vegetation able to promote biodiversity, purify the air and provide an attractive focal point on the street.

The lack of horizontal space in cities has led to the design of this innovative product to re-introduce planting to the urban environment where space is at a premium, as is the case in the area surrounding the development site where additional street tree locations are limited.

The focus is on being able to create green corridors with planting to encourage biodiversity and improve air quality. Using existing urban infrastructure is one means of bringing more planting into the heart of cities.





# DSDHA

357 Kennington Lane  
London, SE11 5QY

T      020 7703 3555  
F      020 7703 3890  
E      [info@dsdha.co.uk](mailto:info@dsdha.co.uk)  
W      [www.dsdha.co.uk](http://www.dsdha.co.uk)