

TRINITY ISLAND SITE D

S73 (MMA) Supporting Document - Landscape Items

ZD-TPM-G710-RP-XX-512 - Revision P3
July 2024



SCOPE

This document is intended to outline the proposed changes to the landscape design at the mixed use development known as Trinity Islands.

Originally approved in May 2022 (132429/FO/2021) the application was subsequently approved and superseded by S73 permission (134039/JO/2022)- this S73 application being the extant permission for the site.

This report expands upon the landscape changes being applied for as part of a further S73 Minor Material Amendment (MMA) application.

The updated planning drawing includes a number of minor changes which have become necessary since planning as the project has progressed through into construction. A brief summary of the changes is listed below with detailed commentary following on the subsequent pages.

- Minor boundary treatment change to Regent Road
- Provision of additional external bin store
- Removal of trees to riverside and re-provision of these within the site
- Inclusion of a dedicated dog park
- Creation of additional soft landscaping to river walkway
- Other minor layout updates such as the provision of vehicle management bollards.



Approved GA (Rev P5)

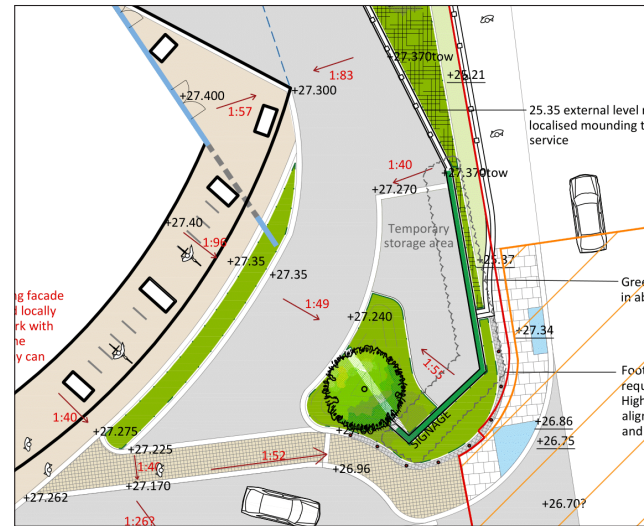


Proposed GA (Rev P8)

SCREENED EXTERNAL REFUSE AREA

In the former generator position it is proposed to provide a screened external bin store. This additional storage area will allow for more flexibility easing congestion on collection days.

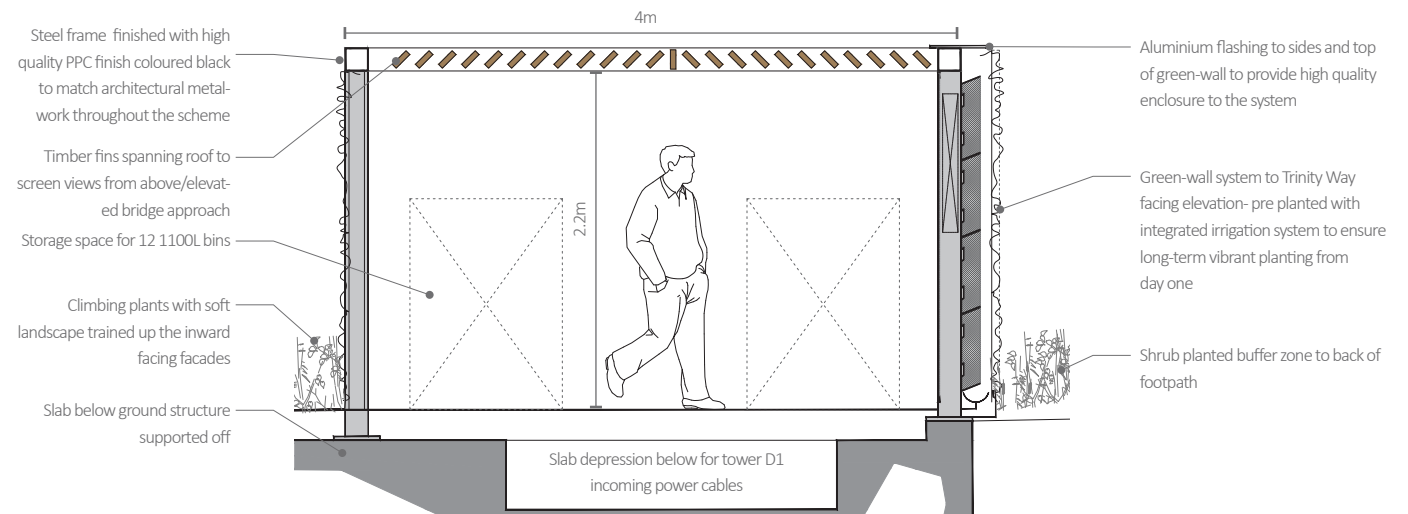
The area will be gated and designed to visually screen the bins from both ground level and apartment views from above. To the street facing elevation there will be a green-wall completely screening the enclosure behind (as per planning), the remaining three elevations and roof will consist perforate metal screening panels up which climbing vegetation will be encouraged to grow. Helping further to screen and soften the impact of the structure.



Approved GA



Proposed GA

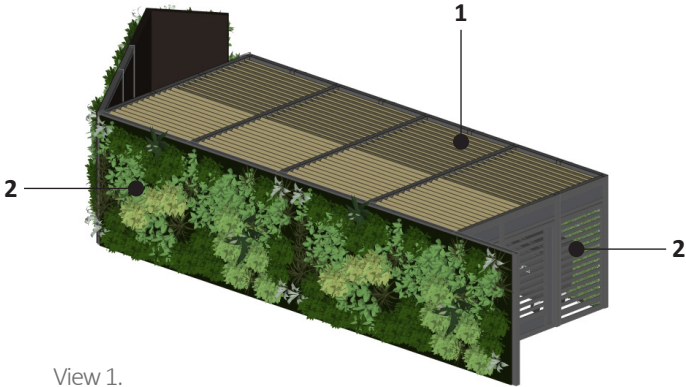


Proposed Section

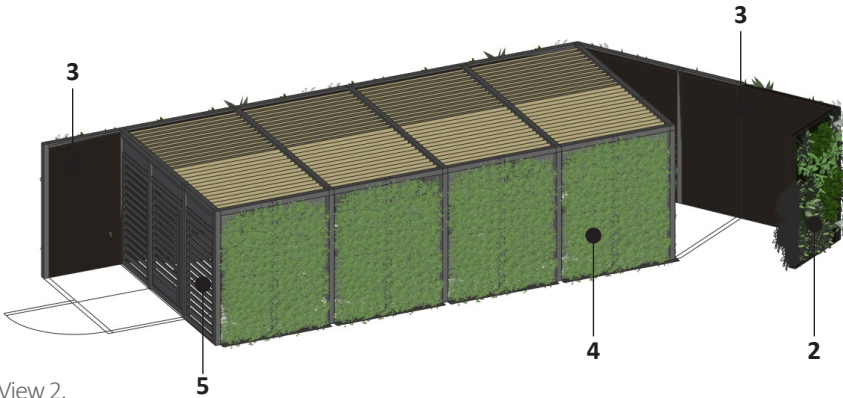
SCREENED EXTERNAL REFUSE AREA



View Key Plan



View 1.



View 2.



Climbing Plants Specification

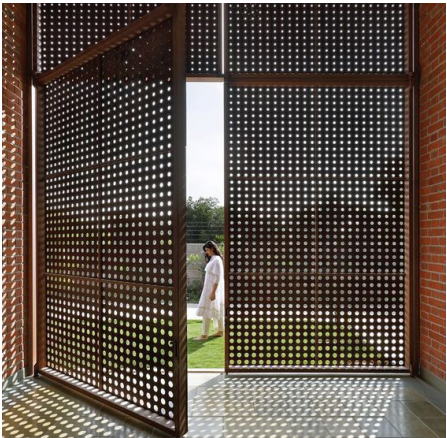
Trachelospermum jasminoides - Star Jasmine. 2-2.5m specimens have been specified to provide coverage to the whole elevation from the outset.

Jasmine has been proposed for climbing plants around the bin store for following reasons:

- Attractive appearance- evergreen remaining in lead year round.
- Seasonal variety- flowers through summer and fruits in autumn
- Grows well in full sun- partial shade
- Scented flowers
- Self twining sand will continue to spread and thicken



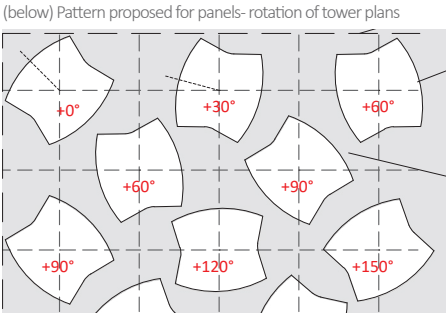
(above) Hardwood timber louvers to roof. Angled to obscure views from both the apartments above and elevated viewpoitns from the bridge approach



(above) Perforate metal doors- patter to match that of wind baffles across site.

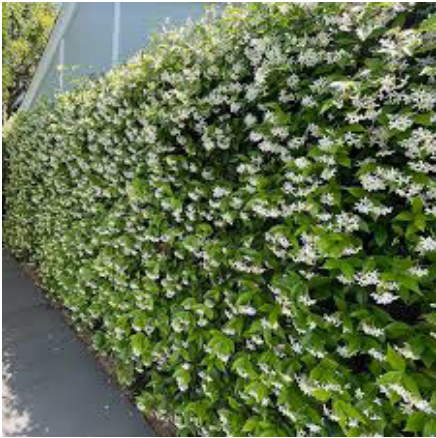


(above) Precedent of preplanted external green-wall system

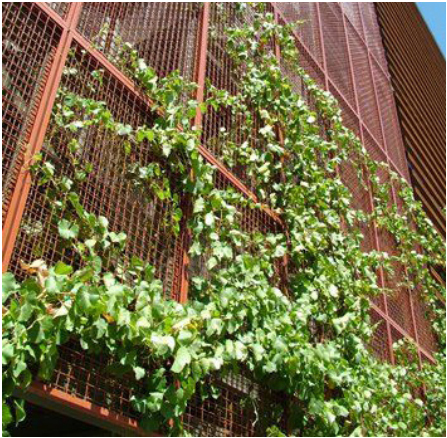


(below) Pattern proposed for panels- rotation of tower plans

(below) Jasmine is proposed as the climbing plants around the bin store



Inward facing panels to be a mesh coloured to match the maine nclosure with climbing plants growing as screening



INCLUSION OF DOG PARK

An area to the south of tower D2 has been redesigned as a dog park. This is in response to resident demand and a growing level of dog ownership within this type of development.

A dedicated area for dogs to exercise safely helps to address some of the management issues this can lead to; loose dogs in close proximity to the busy roads and dogs fouling in public areas.

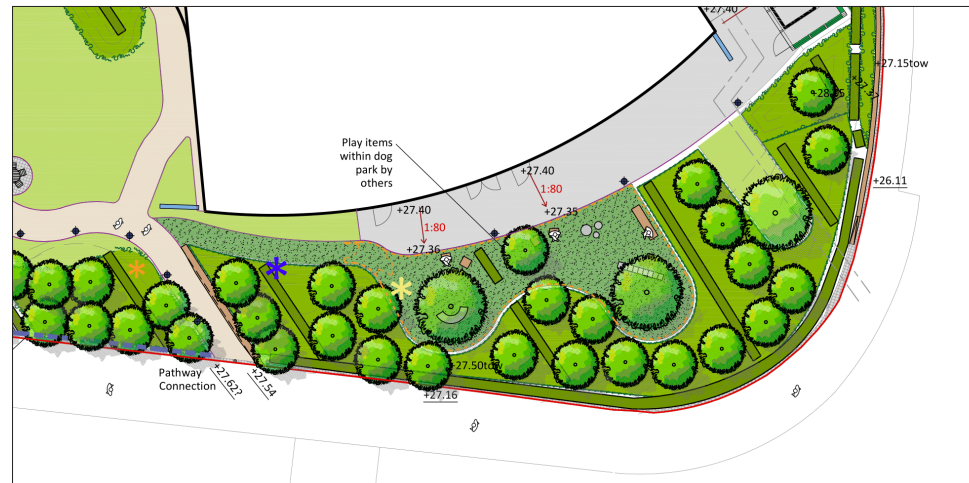
The park will be full fenced and double gated, provision is made for drinking water and play/exercise equipment. Dog waste bins and seats for owners are also proposed.

Summary of changes to planning:

- Small reduction to extent of tarmac surface to building perimeter.
- Replacement of turf shrub planting for dog specific astro-turf surfacing.
- Break formed in hedge.



Approved GA



Proposed GA

-  **Maintenance Water Tap**
Stainless column with lockable water tap
-  **Dog Park Water Tap**
Stainless column with self closing tap for users to fill dog bowls etc.
Client to confirm requirement.
-  **Proposed Balustrade to Dog Park**
-  **Proposed Low Maintenance Planting**
Mixed shrubs and native stock to create buffer
-  **Proposed Dog Specific Astro-turf**
Awaiting spec info from Zenith Management company

RIVER / REGENT ROAD RELIC WALL

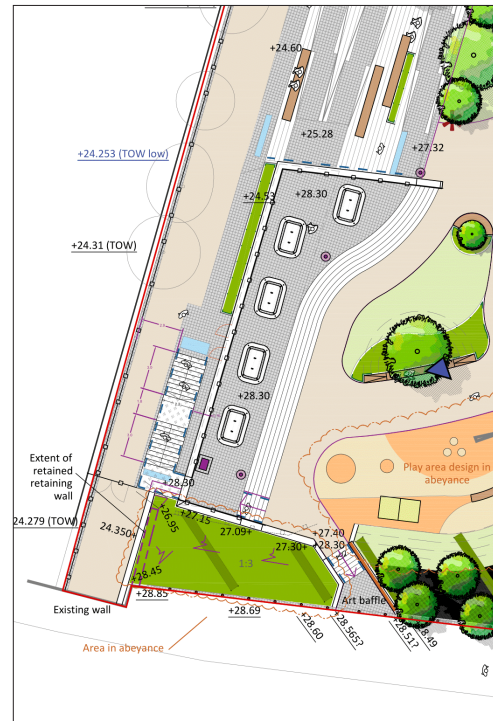
A minor layout change to the south west of site has been necessitated:

The condition of the existing masonry retaining wall is poor and the layout has already been amended to retain the relic structure.

Following detailed design of the new supporting structural wall, the requirements for foundations means the level of the existing top of relic wall is to be maintained.

This level is lower than that of the adjacent Regent road foot-way. The landscaping will be graded here but there will remain a level difference. A combination of replacement and new metal railings will be required to this boundary to provide fall restraint from the foot-way.

Four new trees are proposed to this area as part of the increased tree provision.



Approved GA



Proposed GA

- Existing retaining structure retained and stabilised
- Additional tree planting
- Replacement/new railings to guard against level change

REMOVAL AND REPLACEMENT OF EXISTING TREES

The additional trees we are seeking permission to remove number 10 in total and are all graded as category C specimens (trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm).

- Identified as the following in the Godwins AIA report, dated 22nd October 2021 which was provided in support of the original planning application;
- T7-10: Maple, cherry, rowan
- T13: Whitebeam
- T15-18: Whitebeam
- T20: Goat Willow (self seeded).

Growing on the rivers edge, the roots of these 10 trees have embedded themselves within the masonry of the river wall. The risk of root damage to walls is large and well known, particularly in retaining structures such as this. The retention of these trees would put at risk the long term stability of the river wall.

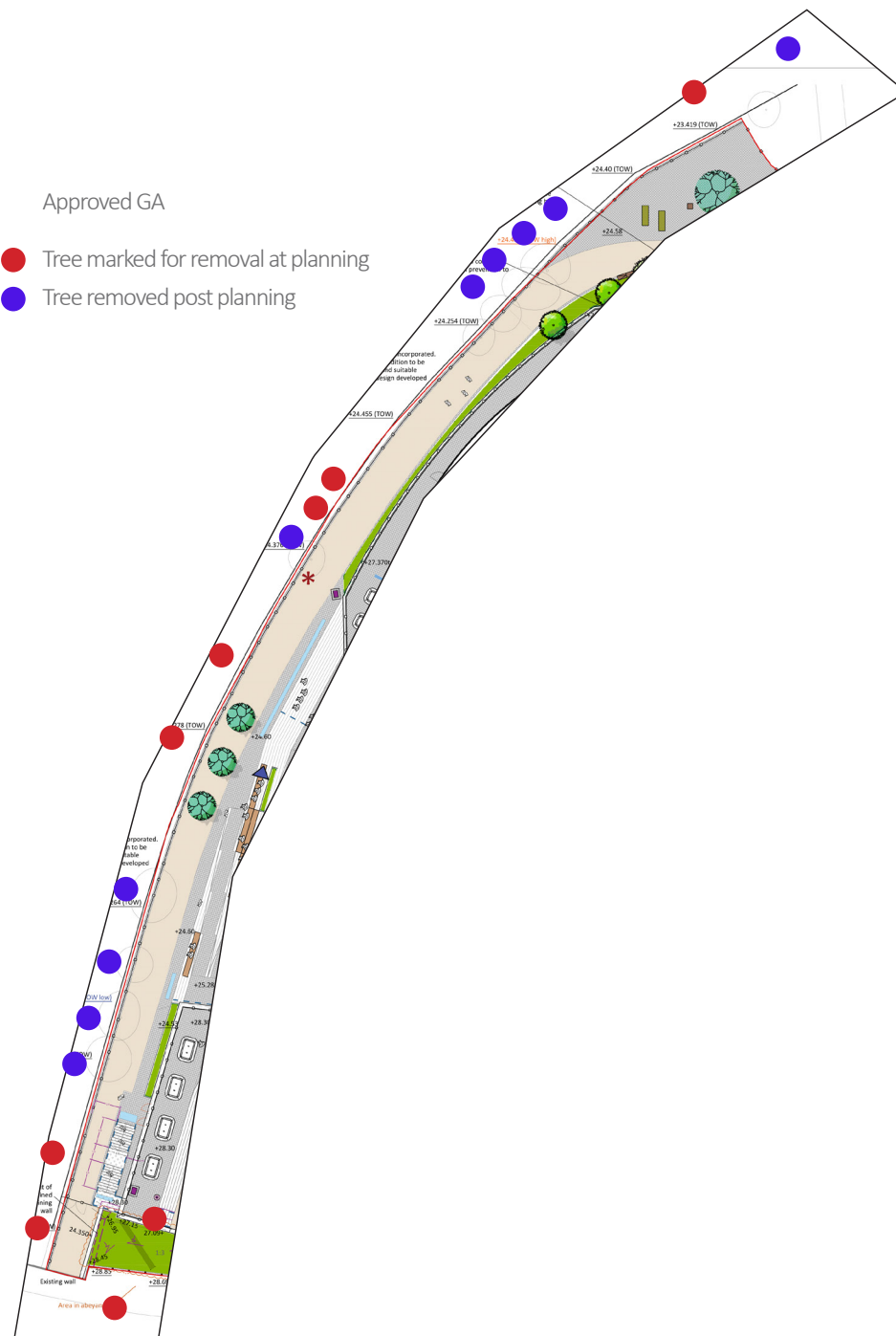
The approach is to remove the trees now and undertake necessary repair works whilst good access is afforded to the rivers edge for the equipment and personal required. To complete the planned works, a new concrete coping will be built to the length of the development which would provide the solid base for a new balustrade running to the length of the rivers edge.

If the trees were left in place, over time they could undermine the proposed external works along the river walkway. At which point any future repairs would become almost prohibitively difficult due to the very restricted access possible to this area.

The retention of these poor-quality trees would detract from the visual enhancements being delivered to the river walkway, in the form of new high-quality surfacing, balustrade and coping. All of these trees have been assessed as low quality with a limited lifespan remaining, the removal now would

prevent and standing dead trees in the future and resultant patch repairs to surfacing as a result of removal.

The proposed GA incorporates the replanting of a further 10 new trees within the site, which in combination with the over provision of replacement trees at planning stage is proposed to mitigate the loss. Further information has been provided on the next page.



REMOVAL AND REPLACEMENT OF
EXISTING TREES

Site D (83 shown at planning / 94 at Construction)	
Trees proposed at planning	83
Trees to be removed and replanted within site	20
Trees to be removed and not replanted	0
Total Trees Proposed	94
Trees Required for Mitigation - based on 1:3 ratio for all removals (20 x 3)	
	60

Summary table of tree planting numbers



Image of the riverside trees pre-construction

Proposed GA- additional trees indicated by: 



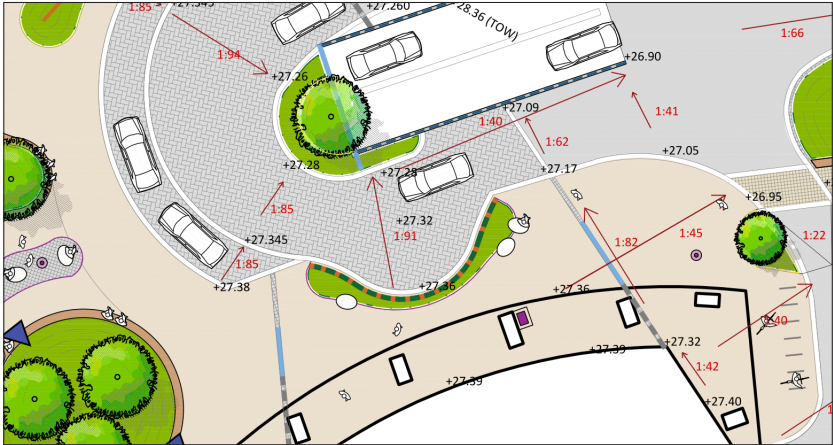
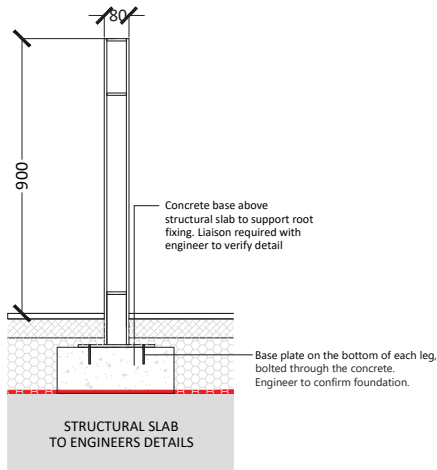
ADDITION OF BOLLARDS

Bollards have been added to the scheme for building and pedestrian protection.

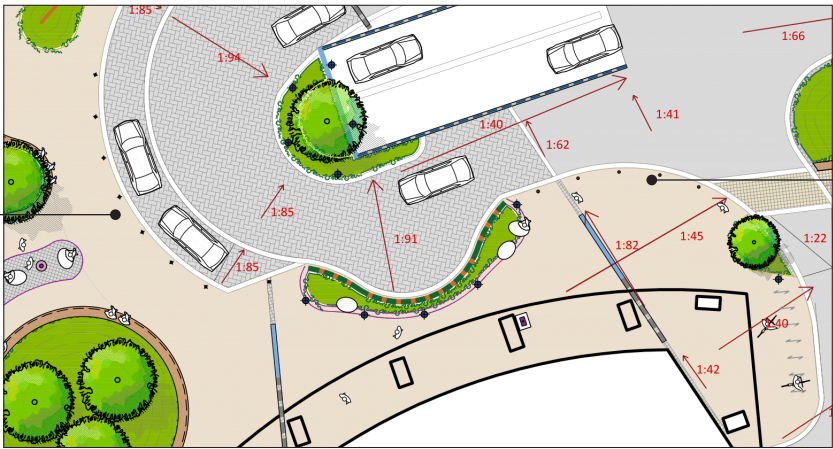
To the edge of the roadway within the site bollards have been placed to prevent cars from parking on the pavements. There is also the foundation provision made now for the potential extension of these bollards around the drop off zone should vehicles mounting the kerb become an issue in the future.

Bollard Specification:
Product: Moka Bollard
Supplier: Artform Urban
Finish: Stainless steel 316

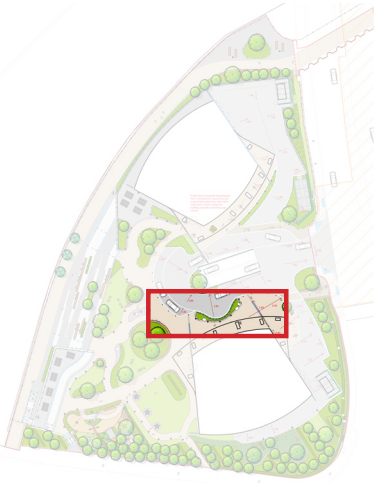
(Note reference image indicates Corten not stainless)



Approved GA

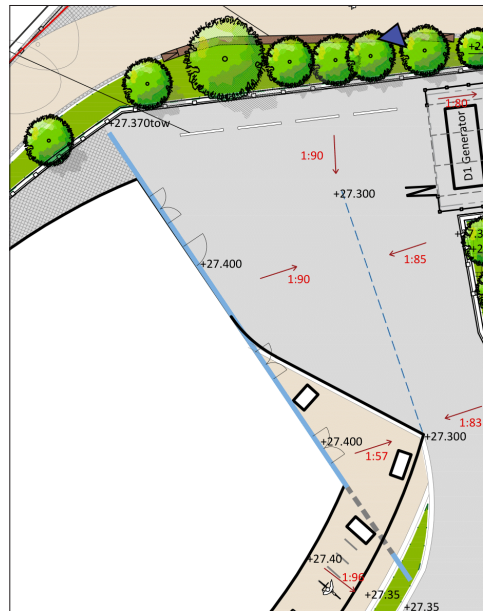


Proposed GA

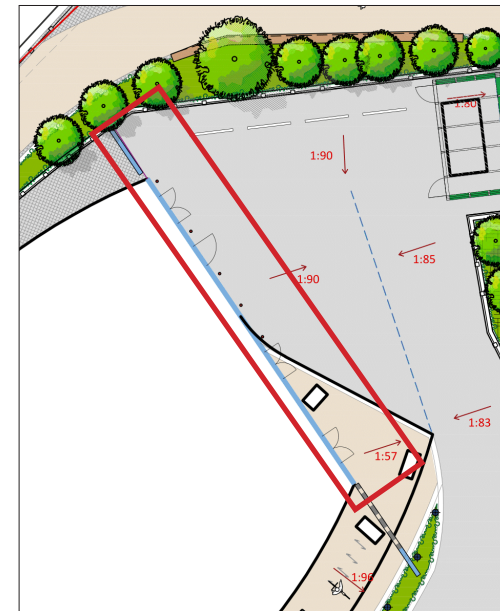


ADDITION OF BOLLARDS

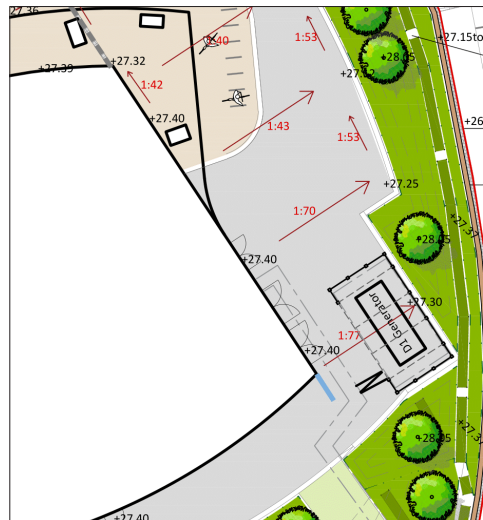
Alongside both towers bollards are added to ensure the building and facade is protected against any potential strikes from turning bin lorries.



Approved GA



Proposed GA



Approved GA

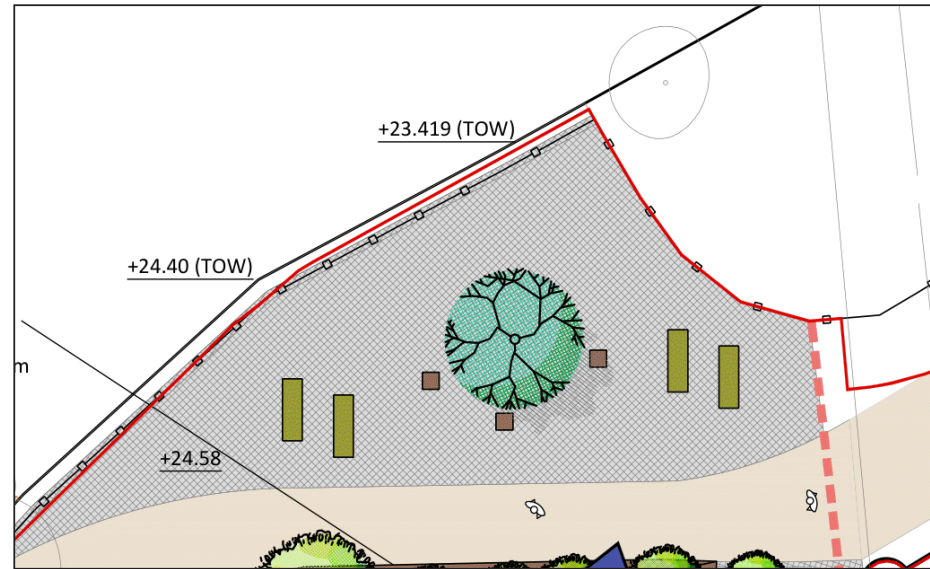


Proposed GA

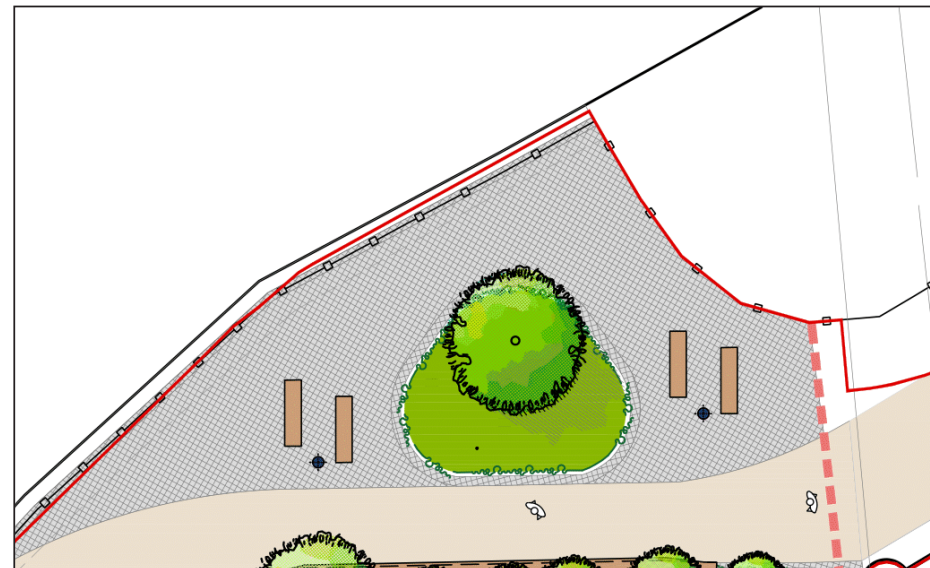
ADDITIONAL SOFT LANDSCAPING

Adjacent to the onward connection with the bridge underpass an extra area of soft landscaping has been incorporated. The primary reason for its inclusion is to conceal a low level vent pipe that rises from below ground in this location.

But the benefits are far greater, the introduction of planting here breaks up a large area of hard standing and creates a more inviting spot to sit along the river.



Approved GA



Proposed GA

APPENDIX 1.0 - DRAWING LIST

APPROVED/REVISED DRAWING LIST

Based on latest approved drawings in relation to approval: 137663/NMC/2023

Drawing Number	Drawing Title	Scale	Revision	Revision
ZD-TPM-G710-PI-XX-4029 101	Site D - Landscape Layout	1:250 @A1	P5	P8
ZD-TPM-G710-PI-XX-4029 203	Site D - Planting Plan (Sheet 1 of 2)	1:250 @A1	P2	P5
ZD-TPM-G710-PI-XX-4029 204	Site D - Planting Plan (Sheet 2 of 2)	1:250 @A1	P2	P5

NEW DRAWINGS

Drawing Number	Drawing Title	Scale	Revision
ZD-TPM-G710-DE-GRD-4029 422	External Bin Store Design Intent	Varies @ A1	P1